

2018-010487

Klamath County, Oregon



00227909201800104870020025

08/29/2018 12:01:00 PM

Fee: \$87.00

**Grantor's name and address:**

David W. Reed  
9630 Hill Road  
Klamath Falls, Oregon 97603

**Send Tax Statements to:**

No Change.

**After recording return to person recording**

or Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, Oregon, 97601

**- BARGAIN AND SALE DEED -**

David W. Reed, also known as David Walker Reed, Grantor, conveys to David W. Reed, Michael M. Reed, and Elizabeth Owens, Trustees of The DAVID W. REED TRUST dated August 2, 2018, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Each and every parcel, more particularly described in Exhibit "A" attached hereto.

SUBJECT TO AND EXCEPTING: Liens and encumbrances of record and those apparent upon the land; and easements, assessments and obligations, if any, for irrigation districts or associations.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as funding of Grantor's Living Trust.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

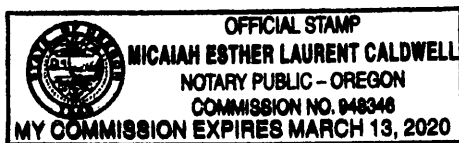
Dated this 29<sup>th</sup> day of August, 2018.

X

*David W. Reed*

STATE OF OREGON, County of Klamath ) ss.

Personally appeared before me this 29 day of August, 2018, the above named David W. Reed and acknowledged the foregoing instrument to be his voluntary act and deed.



*Micaiah E.L. Caldwell*

Notary Public for Oregon

My Commission expires: 3-13-2020

Returned at Counter

## Exhibit "A"

### Parcel 1 (" 3 lots Lytton"):

Lots 2, 3, and 4 in Block 23 of North Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### Parcel 2 ("Marius"):

Lot 10, EXCEPT the Easterly 15 feet in GRACE PARK, in the County of Klamath, State of Oregon.

### Parcel 3 ("Homedale"):

Lot 8, Block 1, TRACT 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### Parcel 4 ("Onyx 1"):

Lot 6, Block 10, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

### Parcel 5 ("Onyx 2"):

Lot 7, LESS the Easterly 7 feet in Block 10, TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

### Parcel 6 ("Knightwood"):

Lot 19, Block 9, Tract 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

### Parcel 7 ("Clinton"):

Lot 5 in Block 1 of the REPLAT OF BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.