

Send Tax Statements to Grantee at:

Phelps Family Trust
3706 Pine Tree Drive
Klamath Falls, OR 97603

After Recording return to:

Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

2018-011263

Klamath County, Oregon



00228824201800112630010012

09/18/2018 09:17:42 AM

Fee: \$82.00

BARGAIN AND SALE DEED

Curtis E. Phelps and Penny J. Chapman-Phelps, as Tenants by the Entirety, Grantors, convey to the **Phelps Family Trust** dated September 13, 2018, **Curtis E. Phelps and Penny J. Chapman-Phelps**, Trustees, Grantee, the following described real property:

Lot 3 in Block 2 of PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 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, 195.30 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 13 day of September, 2018.

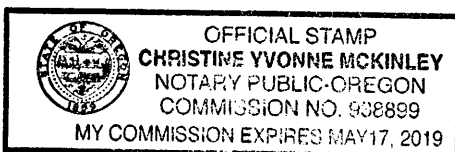
Curtis E. Phelps, Grantor

Penny J. Chapman-Phelps, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Curtis E. Phelps and Penny J. Chapman-Phelps and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 13 day of September, 2018.


NOTARY PUBLIC FOR OREGON