

**2018-012301**

**Klamath County, Oregon**



00230040201800123010030037

10/08/2018 10:16:52 AM

Fee: \$92.00

After recording return to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Ave.  
Klamath Falls, Oregon 97601

Send tax statements to:  
Terrance Ray Breiner and Judith Lynn  
Breiner, Trustees of the  
Ray & Judy Breiner 2018 Trust  
P.O. Box 1693  
Alturas, CA 96101

### **BARGAIN AND SALE DEED**

**Terrance Ray Breiner also known as Terrance R. Breiner and Judith Lynn Breiner, Grantor, conveys to Terrance Ray Breiner and Judith Lynn Breiner, Trustees of the Ray & Judy Breiner 2018 Trust dated September 6, 2018, Grantee, the following described real property:**

**SEE ATTACHED EXHIBIT "A"**

There is no consideration for this conveyance as it is for **Estate Planning purposes.**

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, 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.

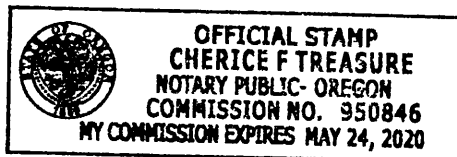
Dated this 2<sup>nd</sup> day of October, 2018.

Terrance Ray Breiner  
Terrance Ray Breiner

Judith Lynn Breiner  
Judith Lynn Breiner

STATE OF OREGON            )  
                                          ) ss.  
County of Klamath         )

Personally appeared the above-named Terrance Ray Breiner and Judith Lynn Breiner and acknowledged the foregoing instrument to be their voluntary act. Before me this 2<sup>nd</sup> day of October, 2018.



Cherie F Treasure  
Notary Public for Oregon  
My commission expires: 5-24-2020

## EXHIBIT "A"

### PARCEL 1

Lot 10 in Block 1 of SUNNYLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No.: R444512

Tax Lot No.: R-3809-034CD-01700-000

More commonly known as 3005 Shasta Way, Klamath Falls, Oregon 97603.

### PARCEL 2

Lot 11 in Block 1 of SUNNYLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No.: R444521

Tax Lot No.: R-3809-0034CD-01800-000

More commonly known as 3015 Shasta Way, Klamath Falls, Oregon 97603.

### PARCEL 3

Lot 12 in Block 1 of SUNNYLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No.: R444530

Tax Lot No.: R-3809-034CD-01900-000

More commonly known as 3023 Shasta Way, Klamath Falls, Oregon 97603.

### PARCEL 4

Lot 13 in Block 1 of SUNNYLAND, a re-subdivision of the South 10 acres of Enterprise Tract N. 31, Klamath County, Oregon.

Parcel No.: R444549

Tax Lot No.: R-3809-34CD-02000-000

More commonly known as 3033 Shasta Way, Klamath Falls, Oregon 97603

### PARCEL 5

Lot 16 in Block 4 Second Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No.: R454047

Tax Lot No.: R-3809-036DC-06100-000

More commonly known as 1625 Tamera Drive, Klamath Falls, Oregon 97603.