

Brandsness  
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2018-012322  
Klamath County, Oregon



10/09/2018 09:59:57 AM

Fee: \$82.00

After recording, return to : Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Bryan Stuart 5698 Basin View Drive Klamath Falls, OR 97603

**Grantor:**  
Bryan Stuart, Trustee of the  
Bryan Stuart Trust  
5698 Basin View Drive  
Klamath Falls, OR 97603

**Grantee:**  
Bryan Stuart  
5698 Basin View Drive  
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Bryan Stuart, Trustee of the Bryan Stuart Trust, as Grantor, conveys to Bryan Stuart, as Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The Easterly 35 feet of Lot 26 and the Westerly 30 feet of Lot 27, Block 309 DARROW ADDITION IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

The true and actual consideration for this transfer is \$0.00.

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 5<sup>th</sup> day of October, 2018.

Bryan Stuart, Trustee of the Bryan Stuart Trust, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 5<sup>th</sup> day of October, 2018, the above-named Bryan Stuart, Trustee of the Bryan Stuart Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon  
My Commission expires: 9-7-2021

