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2018-013651

Klamath County, Oregon



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11/08/2018 02:44:39 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

FENTERS FAMILY TRUST
2807 Patterson Street
Klamath Falls Or 97603

Until requested otherwise, send all tax statements to (Name and Address):

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL DARREN FENTERS AND KATHY DIANNE FENTERS aka MICHAEL FENTERS AND KATHY FENTERS aka MICHAEL D. FENTERS AND KATHY D. FENTERS hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL D. FENTERS AND KATHY D. FENTERS AS TRUSTEES OF THE FENTERS FAMILY TRUST DATED AUGUST 18, 2016, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property): *and their Successors in Trust

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Estate Planning. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 2, 2018; any signature on behalf of a business or other entity is made with the authority of that entity

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.

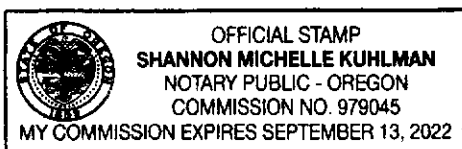
Michael Darren Fenters

Kathy Dianne Fenters

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 2, 2018, by Michael Darren Fenters and Kathy Dianne Fenters

This instrument was acknowledged before me on NOVEMBER 2, 2018, by SHANNON KUHLMAN as NOTARY PUBLIC OF STATE OF OREGON of



Notary Public for Oregon

My commission expires 09-13-2022

LEGAL DESCRIPTION

Parcel 1

Lot 10 and the Easterly 15 feet of Lot 11, and the West half of Lot 9, all in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(R-3909-003CD-04900-000 3038 Delaware)

Parcel 2

Beginning at an iron pin which lies North 89 degrees 06' East a distance of 30 feet and South 0 degrees 54' East along the East right of way line of Patterson Street a distance of 400 feet from the iron axle which marks Northwest corner of the SE1/4SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South 0 degrees 54' East along the East right of way line of Patterson Street distance of 200 feet to an iron pin; thence North 89 degrees 06' East a distance of 420 feet to an iron pin; thence North 0 degrees 54' West a distance of 200 feet to an iron pin; thence South 89 degrees 06' West a distance of 420 feet, more or less, to the point of beginning, in the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9, east of the Willamette Meridian, Klamath County, Oregon.

(R-3909-001CD-03300-000 2807 Patterson Street)

Parcel 3

A portion of Lots 9 and 10 in Block 3 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 9 in Block 3 ALTAMONT ACRES; thence South along the West line of said Lot 9, 108.8 feet to the Northwest corner of the property herein to be described; thence East and parallel with the North line of said Lot, 221.9 feet; thence South and parallel with Altamont Drive, 108.8 feet to the South line of Lot 10; thence West along the South line of said Lot 10, 221.9 feet to Altamont Drive; thence North along the West line of Lots 9 and 10 and parallel with Altamont Drive 108.8 feet to the place of beginning, LESS the Southerly 5 feet thereof.

EXCEPTING THEREFROM the Southerly 5 feet as conveyed to Klamath County by Warranty Deed recorded on January 9, 2002 in Volume M02, page 1291, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County by Warranty Deed recorded November 3, 2011 in Volume 2011-012347, Microfilm Records of Klamath County, Oregon.

(R-3909-003DC-05000-000 2937 Altamont Drive)