

2018-013835

Klamath County, Oregon



00231899201800138350030033

11/14/2018 10:46:59 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Nicholas Jon Trappen
General Delivery
Beatty, OR 97621

SEND TAX STATEMENTS TO GRANTEE:

Nicholas John Trappen Living Trust
General Delivery
Beatty, OR 97621

Returned at Counter

BARGAIN AND SALE DEED

Nicholas Jon Trappen, the duly appointed, qualified and acting Personal Representative of the Estate of Nicholas John "Jack" Trappen, Grantor, conveys to Nicholas Jon Trappen, Successor Trustee of the Nicholas John Trappen Living Trust, dated August 17, 2015, Grantee, the following described real property (the "Property") located in Klamath County, Oregon, described on Exhibit "A" attached hereto and by this reference incorporated herein.

This conveyance is executed pursuant to a General Judgment of Final Distribution made and entered in the matter of said Decedent's Estate on the 4th day of October, 2018, and there is no consideration given by the Grantor as the conveyance is pursuant to a Court Order.

The actual consideration consists of, or includes, other property or other value given or promised, which value was the whole consideration.

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

BARGAIN AND SALE DEED

LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1:

The W1/2 SW1/4 and the W1/2 E1/2 SW1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

The NE1/4 SE1/4 of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Government Lots 3 and 4 of Section 19, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The E1/2 SE1/4 of Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

The SE1/4 SW1/4 of Section 19, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6:

The NW1/4 (Also described as Government Lots 1 and 2 and the E1/2 NW1/4) of Section 19, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 7:

The SW1/4 and the W1/2 W1/2 SE1/4 of Section 7, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 8:

The N1/2 NW1/4, the SW1/4 NW1/4 and the N1/2 N1/2 SE1/4 NW1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

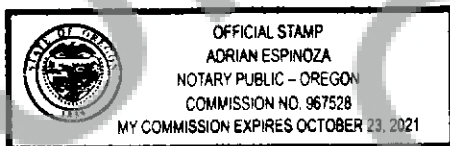
COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 23 day of October, 2018.


Nicholas Jon Trappen, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

On this 23 day of October, 2018, personally appeared Nicholas Jon Trappen, before me and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon