

2019-004106

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00239030201900041060020025

04/17/2019 02:25:18 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Matthew S. Ervine, Successor Trustee of the
JOHN P. ERVINE LIVING TRUST u.a.d. 5/27/2010
13 Lawhorn Road
Stafford, VA 22554

GRANTEE'S NAME AND ADDRESS:

JP ERVINE, LLC
13 Lawhorn Road
Stafford, VA 22554

SEND TAX STATEMENTS TO:

JP ERVINE, LLC
13 Lawhorn Road
Stafford, VA 22554

BARGAIN AND SALE DEED

Matthew S. Ervine, Successor Trustee of the JOHN P. ERVINE LIVING TRUST u.a.d. 5/27/2010 hereinafter referred to as grantor, conveys to JP Ervine, LLC, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Sunset Village 6th Addition, Block 14, Lot 11, Klamath County, Oregon.

SUBJECT TO: those easements and encumbrances of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is (part of) (the whole consideration).

IN WITNESS WHEREOF, the grantor has executed this instrument this 13TH day of April, 2019.

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,

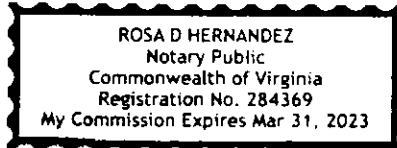
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Matthew S. Ervine

Matthew S. Ervine, Successor Trustee of the
John P. Ervine Living Trust, u.a.d. 5/27/2010

STATE OF VIRGINIA; County of Stafford) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13TH day of April, 2019, by
Matthew S. Ervine, Successor Trustee of the John P. Ervine Living Trust, u.a.d. 5/27/2010.



Rosa Hernandez
NOTARY PUBLIC FOR ~~OREGON~~ VIRGINIA
My Commission expires: MSE