

2019-004589

Klamath County, Oregon



04/30/2019 03:45:08 PM

Fee: \$82.00

Grantor's Name and Address

Donna J. Schmerbach
730 Best View Drive
Klamath Falls, OR 97601

Grantee's Name and Address

Richard M. Schmerbach and Donna J. Schmerbach,
Co-Trustees of the RICHARD M. SCHMERBACH AND
DONNA J. SCHMERBACH BLENDED FAMILY TRUST UID
JANUARY 2, 2019
730 Best View Drive
Klamath Falls, OR 97601

After Recording Return to:

Richard M. Schmerbach and Donna J. Schmerbach,
Co-Trustees of the RICHARD M. SCHMERBACH AND
DONNA J. SCHMERBACH BLENDED FAMILY TRUST UID
JANUARY 2, 2019
730 Best View Drive
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Richard M. Schmerbach and Donna J. Schmerbach,
Co-Trustees of the RICHARD M. SCHMERBACH AND
DONNA J. SCHMERBACH BLENDED FAMILY TRUST UID
JANUARY 2, 2019
730 Best View Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

I, Donna J. Schmerbach, do hereby grant, bargain and convey all right, title and interest to Richard M. Schmerbach and Donna J. Schmerbach, Co-Trustees of the RICHARD M. SCHMERBACH AND DONNA J. SCHMERBACH BLENDED FAMILY TRUST UID JANUARY 2, 2019, the following described real property, situate in Klamath County, Oregon, to wit:

Lot 27 of Tract 1316, Paradise Hill, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate planning. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 day of January, 2019.

Donna J. Schmerbach

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 2 day of January, 2019, by Donna J. Schmerbach.

NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-2021

