

2019-007710

Klamath County, Oregon



00243391201900077100010019

07/09/2019 12:15:55 PM

Fee: \$82.00

Grantor's Name and Address

Michael P. Picard and Valerie J. Picard
9614 Arant Drive
Klamath Falls, OR 97603

Grantee's Name and Address

Michael P. Picard and Valerie J. Picard
Co-Trustees of the Michael P. Picard and
Valerie J. Picard Family Trust
9614 Arant Drive
Klamath Falls, OR 97603

After Recording Return to:

Michael P. Picard and Valerie J. Picard
Co-Trustees of the Michael P. Picard and
Valerie J. Picard Family Trust
9614 Arant Drive
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:

Michael P. Picard and Valerie J. Picard
Co-Trustees of the Michael P. Picard and
Valerie J. Picard Family Trust
9614 Arant Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Michael P. Picard and Valerie J. Picard, husband and wife, tenants of the entirety hereby bargain, sale, and convey to Michael P. Picard and Valerie J. Picard, Co-Trustees of the Michael P. Picard and Valerie J. Picard Family Trust Agreement uid August 15, 2018, the following described real property civilly known as 5450 Altamont Drive, Klamath Falls, Oregon 97603 and 5406 Altamont Drive, Klamath Falls, Oregon 97603, the legal description of which is:

Tract 28, Altamont Small Farms, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the easterly 10 feet conveyed for road purposes described in Book 147, Page 82, Deed Records of Klamath County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances and all other rights hereunto belonging or in any way now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: estate planning purposes. 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 3 day of July, 2019.

Michael P. Picard, Grantor

DATED this 3 day of July, 2019.

Valerie J. Picard, Grantor

STATE OF OREGON, COUNTY OF KLAMATH) ss:

ACKNOWLEDGED BEFORE ME this 3rd day of
July, 2019, by Michael P. Picard.

Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission Exp.: 1-2-2021

STATE OF OREGON, COUNTY OF KLAMATH) ss:

ACKNOWLEDGED BEFORE ME this 3rd day of
July, 2019, by Valerie J. Picard.

Vicki Lynn Young
NOTARY PUBLIC FOR OREGON
My Commission Exp.: 1-2-2021

