

M. Va. Blain
Returned at Counter

2019-007750

Klamath County, Oregon



00243440201900077500020023

07/10/2019 11:15:04 AM

Fee: \$87.00

**After recording, please return to
and send tax statements to:**

Sandra L. Diver, Trustee
Amy T. Diver, Trustee
4318 Onyx Avenue
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 19th day of June 2019, by **Sandra Lee Diver, surviving Grantor**, who conveys to **Sandra L. Diver and Amy T. Diver, Trustees of the Sandra Lee Diver Revocable Living Trust, Dated June 19, 2019, and their successors in Trust, Grantees**, the following-described parcel of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

Lot 24, SUMMER LANE HOMES, Klamath County,
Oregon.

Klamath County Assessor's Parcel No. R-3909-011BB-03200-000;
Property ID #: R551156; and commonly referred to as 4318
Onyx Avenue, Klamath Falls, Oregon 97603.

The true and actual consideration 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 the whole consideration; i.e., estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS

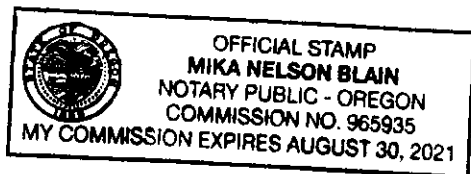
92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 19 day of June 2019.

Sandra L. Diver
Sandra Lee Diver

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 19th 2019, by Sandra Lee Diver.



Mika Blain
Notary Public for Oregon
My Commission Expires: 8-30-21