

Returned at Counter

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Roger & Tara Cummins
13750 Spring Lake Rd
Klamath Falls, OR 97603

And

Jon & Susan McKellar
1989 Van Ness Ave
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Roger & Tara Cummins
13750 Spring Lake Rd
Klamath Falls, OR 907603

And

Jon & Susan McKellar
1989 Van Ness Ave
Klamath Falls OR 97601

2019-008778

Klamath County, Oregon



00244728201900087780020024

08/02/2019 01:07:31 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

BARGAIN AND SALE DEED WITH COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT:

The true consideration of the transfer is \$none.

THE GRANTOR(S),

- JON GREGORY McKELLAR AND SUSAN MARIE McKELLAR, trustees, or a Successor Trustee, of the Jon and Susan McKellar Trust dated May 17, 2013, Roger Cummins, a single person and Tara Cummins, a single person

Grants and releases with covenants to the GRANTEE(S):

- JON GREGORY MCKELLAR AND SUSAN MARIE MCKELLAR, trustees or Successor Trustee, of the Jon and Susan McKellar Trust dated May 17, 2013, Roger Cummins, a single person, and Tara Cummins, a single person, not as tenants in common but with right of survivorship

Grantees ownership of the described part to equal 33.333 percent to each of the grantees as follows: 33.333% to JON GREGORY MCKELLAR AND SUSAN MARIE MCKELLAR, trustees or Successor Trustee, of the Jon and Susan McKellar Trust dated May 17, 2013, 33.333% to Roger Cummins, a single person and 33.333% to Tara Cummins a single person, the Grantors' rights, title and interest in and to all of the below described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representative or assigns shall have, claim or demand more than 33.333% right or title to the property, premises or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way, the following described real estate, situated in Klamath County, State of Oregon, 5927 South Sixth Street, Klamath Falls, OR 97603, described as:

Legal description

Beginning at a point 528 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence East 132 feet, thence South 330 feet, thence West 132 feet to the point of beginning.

Beginning at a point 462 feet East of an iron pin driven into the ground just inside of the fence corner at the Southwest corner of NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence 66 feet to a point; thence South 330 feet to a point; thence West 66 feet to the point of beginning.

SAVING AND EXCEPTING there from any portion lying within the highway right of way as contained in Warranty Deed recorded June 23, 1964 in Volume 354, page 75, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING therefrom all that portion in favor of the State of Oregon, by and through its Department of Transportation by stipulated general judgment, case no. 1301596CV, recorded January 14, 2014, instrument no. 2014-000339.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Tax/Parcel ID Number: R507525

IN WITNESS WHEREOF the Grantors have executed this deed on the 2 day of Aug., 2019.

8/2/2019
Date

8/2/2019
Date

8/2/2019
Date

8-2-2019
Date

[Signature]
Jon Gregory McKellar, Trustee

[Signature]
Susan Marie McKellar, Trustee

[Signature]
Roger Cummins, Grantor

[Signature]
Tara Cummins, Grantor

State of Oregon County of Klamath

This instrument was acknowledged before me on the 2 day of Aug., 2019 by Jon Gregory McKellar, Susan Marie McKellar, Roger Cummins, and Tara Cummins.

[Signature]
Notary Public-State of Oregon

My Commission expires: Sept. 21, 2019

