

2019-009268

Klamath County, Oregon



00245350201900092680020027

08/14/2019 03:09:38 PM

Fee: \$87.00

When recorded return to:

Will Dennis, Attorney at Law LLC
438 NE Irving Ave.
Bend OR 97701

Tax statements should be sent to:

Gerald A. Massini, Trustee
Susan B. Massini, Trustee
8950 Booth Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Gerald A. Massini, Grantor, hereby convey to Gerald A. Massini and Susan B. Massini, Trustees, or their successors in trust, under the Gerald A. Massini and Susan B. Massini Revocable Living Trust, dated March 15, 2018, and any amendments thereto, Grantees, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 9, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO, the Northwesterly 10 feet of Lot 8, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Map/Taxlot No.: 3809-029BD-03300

Account No.: 212656

Situs Address: 614-618 Prescott St., Klamath Falls, OR 97601

This deed is given to place real property in a revocable living trust. Under the terms of said trust upon the resignation, death or disability of the initial trustee, the successor trustee(s) will become trustee.

The true consideration for this conveyance is \$1.00.

“THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2010.”

Dated: August 9, 2019

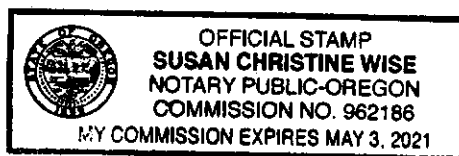
Grantor:



Gerald A. Massini

ACKNOWLEDGMENT

State of Oregon)
) ss.
County of Deschutes)

This Bargain and Sale Deed was acknowledged before me on August 9, 2019 by Gerald A. Massini, Grantor.




Susan C. Wise, Notary Public
My Commission Expires: 3 May 2021