

2019-009900

Klamath County, Oregon



08/28/2019 03:32:27 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Brian C. Conover and Luanne J. Conover, H&W  
2917 Vale Road  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Brian Craig Conover and Luanne Jean Conover,  
Trustees of the Brian Craig Conover and  
Luanne Jean Conover Revocable Living Trust,  
u.a.d. August 28, 2019

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

**BRIAN C. CONOVER and LUANNE J. CONOVER, Husband and Wife**, hereinafter referred to as grantor, conveys to **BRIAN CRAIG CONOVER AND LUANNE JEAN CONOVER, TRUSTEES OF THE BRIAN CRAIG CONOVER AND LUANNE JEAN CONOVER REVOCABLE LIVING TRUST, u.a.d. August 28, 2019**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1 OF LAND PARTITION 32-97, LOCATED IN THE NE¼NE¼ OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FILED FEBRUARY 23, 1998 IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.


1. NO BUILDING CONSTRUCTED IN NORTH-WEST CORNER OF PROPERTY HIGHER THAN 30 FEET FROM GROUND LEVEL. INTENTION BEING NOT A OBSTRUCT VIEW OF HOME DIRECTLY NORTH AND ACROSS ARANT ROAD FROM SUBJECT PROPERTY.
2. NO MOBILE HOMES TO BE PLACED ON SUBJECT PROPERTY.
3. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 15, 1995 IN VOLUME M95 AT PAGE 21675 AND ASSIGNED SEPTEMBER 12, 1995 IN VOLUME M95 AT PAGE 24597, IN FAVOR OF SOUTH VALLEY STATE BANK, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, WHICH TRUST DEED GRANTEE HEREIN "DOES NOT" AGREE TO ASSUME AND PAY.

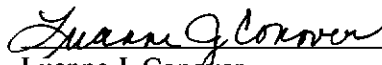
SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration paid 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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of August, 2019.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


  
Brian C. Conover

  
Luanne J. Conover

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28 day of August, 2019, by Brian C. Conover and Luanne J. Conover.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-13-2022