

2019-010030

Klamath County, Oregon



00246281201900100300010013

09/03/2019 09:39:41 AM

Fee: \$82.00

Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust

Grantor

Michael L. Spencer, Trustee of the MLS Revocable Living Trust
403 Main St.
Klamath Falls, OR 97601

Grantee

After recording return to:
Michael L. Spencer

Until a change is
requested, all tax statements
shall be sent to the following address: GRANTEE

BARGAIN AND SALE DEED

Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015, Grantor, conveys to Michael L. Spencer, Trustee of the MLS Revocable Living Trust. Grantee, the real property and all improvements thereon described below, located in Klamath County, Oregon.

Lots 8, 9, 10, 11 and 12 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is \$15,000.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30th day of August, 2019.

Diane Ardizzone

Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Diane L. Ardizzone, Trustee of Diane L. Ardizzone Trust dated October 13, 2015 and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: *June Grantham Sanders*
Notary Public for *Oregon*
My Commission Expires: *2-10-2023*

