

2019-010812

Klamath County, Oregon



00247189201900108120020022

09/17/2019 10:35:33 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Craig Dorman and Jennifer Dorman, H&W
1240 Vista Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Craig Winfield Dorman and Jennifer Ann Dorman,
Trustees of the Craig Winfield Dorman and
Jennifer Ann Dorman Revocable Living Trust,
u.a.d. September 9, 2019
1240 Vista Way
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

CRAIG DORMAN and JENNIFER DORMAN, Husband and Wife, hereinafter referred to as grantor, conveys to **CRAIG WINFIELD DORMAN AND JENNIFER ANN DORMAN, TRUSTEES OF THE CRAIG WINFIELD DORMAN AND JENNIFER ANN DORMAN REVOCABLE LIVING TRUST, U.A.D. 9, 2019**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in Lot 2, Block 9 of TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 61 degrees 30'00" East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North 61 degrees 30'00" East 198.21 feet, central angle= 13 degrees 07'02", and long chord bears South 35 degrees 03'31" West for 45.28 feet) 45.38 feet to the point of intersection of the Northwestern right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North 15 degrees 37'04" West 62.66 feet to the point of beginning with bearings based on said TRACT NO. 1091-LYNWOOD.

ALSO, Lot 3, Block 9, TRACT NO. 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID Nos: 426426
426444


Tax Lot Nos: 3808-025DD-04400
3808-025DD-04500

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.

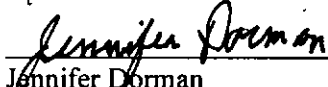
IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of September, 2019.

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.



Craig Dorman

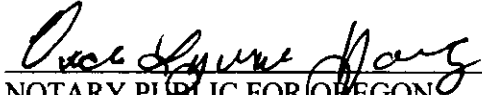


Jennifer Dorman

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17 day of September,
2019, by Craig Dorman and Jennifer Dorman.





NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021