

2019-014790

Klamath County, Oregon



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12/19/2019 03:11:59 PM

Fee: \$87.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Carlye Ann Baker and Patrick Colahan
Trustees of the Carlye Ann Baker
Living Trust
2372 Linda Vista Drive
Klamath Falls, OR 97601

Grantor:

Carlye Baker and Patrick Colahan
2372 Linda Vista Drive
Klamath Falls, OR 97601

Grantee:

Carlye Ann Baker and Patrick Colahan
Trustees of the Carlye Ann Baker Living Trust
2372 Linda Vista Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Carlye Baker and Patrick Colahan, husband and wife, Grantors, convey to Carlye Ann Baker and Patrick Colahan, Trustees of the Carlye Ann Baker Living Trust, Grantee, all of their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 13 in Block 1 of FIRST ADDITION TO LOMA LINDA, Klamath County, Oregon

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$0.

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

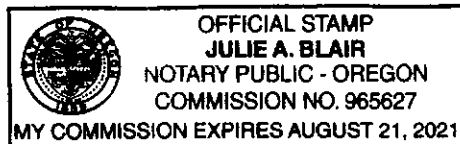
DATED this 19th day of December, 2019.

Carlye Ann Baker
Carlye Baker, Grantor

Patrick Colahan
Patrick Colahan, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19th day of December, 2019, the above-named Carlye Baker and Patrick Colahan, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



Julie A. Blair
Notary Public for Oregon
My Commission expires: 8/21/2021