

2019-014843

Klamath County, Oregon



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12/20/2019 02:29:55 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:  
 Jean E. Pinniger, Trustee of the  
 James C. Pinniger Shelter Trust  
 4369 Selma Avenue  
 Klamath Falls, OR 97603

**Grantor:**

Jean E. Pinniger, Trustee of the  
 2007 Pinniger Trust  
 4369 Selma Avenue  
 Klamath Falls, OR 97603

**Grantee:**

Jean E. Pinniger, Trustee of the  
 James C. Pinniger Shelter Trust  
 4369 Selma Avenue  
 Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

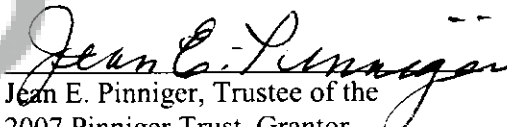
Jean E. Pinniger, Trustee of the 2007 Pinniger Trust, Grantor, conveys to Jean E. Pinniger, Trustee of the James C. Pinniger Shelter Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and referenced herein.

The true and actual consideration for this transfer is \$0.00-estate planning.

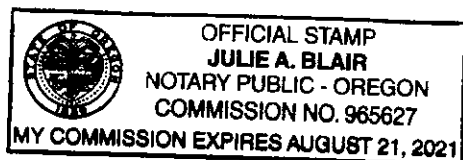
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

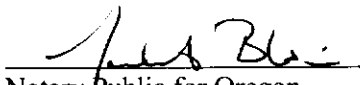
DATED this 20<sup>th</sup> day of December, 2019.

  
 Jean E. Pinniger, Trustee of the  
 2007 Pinniger Trust, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 20<sup>th</sup> day of December, 2019, the above-named Jean E. Pinniger, Trustee of the 2007 Pinniger Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
 Notary Public for Oregon  
 My Commission expires: 8/21/2021

**Exhibit A**

- Parcel 1: The E ½ of Lots 7 and 8, Block 6, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon Property Id#212139
- Parcel 2: Lot 7 in Block 60 of Lakeview Addition of the City of Klamath Falls, Klamath County, Oregon Property Id#185445
- Parcel 3: Lots 4 and 5, Block 14 of Dixon 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 Property Id#375631
- Parcel 4: Lot 1 in Block 5 of Second Addition to Bureker Place, Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon Property Id#552921