

2019-014849

Klamath County, Oregon



00251975201900148490020020

12/20/2019 03:28:00 PM

Fee: \$87.00

After Recording Return To:

David E. Petersen  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Suite 5  
Bend, Oregon 97702

Until a change is requested, send tax statements to:

Michael and Tracy Villano, Co-Trustees  
1170 NW Redfield Circle  
Bend, Oregon 97703

### STATUTORY BARGAIN AND SALE DEED

Michael Villano, Grantor, hereby conveys to Michael E. Villano and Tracy W. Villano, or their successors, as Trustees of the Michael and Tracy Villano Joint Trust, dated December 16, 2019, as may be amended, Grantee, the following-described real property:

Lot 10 in Block 35 First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The above-described property is free of encumbrances except: (a) all covenants, conditions, restrictions, reservations, easements and any other items of record and those apparent upon the land, if any, as of the date of this deed; and (b) liens for taxes not yet due as of the date of this deed.

The consideration for this transfer is other value given or promised.  
This deed is given for estate planning purposes.

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.

By execution of this instrument, Grantor certifies that he is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

  
MICHAEL VILLANO

Dated: December 16, 2019

STATE OF OREGON                    )  
  ) ss.  
County of Deschutes                )

This Statutory Bargain and Sale Deed was acknowledged before me on this 16<sup>th</sup> day of December, 2019, by MICHAEL VILLANO.

  
Notary Public for Oregon

