

2020-000493

Klamath County, Oregon



00252957202000004930030037

01/13/2020 03:41:55 PM

Fee: \$92.00

Returned at Counter

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Mildred Otto  
12877 Sylva Lane Apt. 123  
Sonora, CA 95370

GRANTEE'S NAME AND ADDRESS:

Mildred B. Otto, Trustee of the  
Otto Survivor's Trust A, u.a.d 7/14/72  
12877 Sylva Lane Apt. 123  
Sonora, CA 95370

SEND TAX STATEMENTS TO:

No Change

**BARGAIN AND SALE DEED**

Mildred Otto hereinafter referred to as grantor, conveys to Mildred B. Otto, Trustee of the Otto Survivor's Trust A, under instrument dated July 14, 1972, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Northwest corner of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°48'27" East along the North boundary of said Section 17 a distance of 1342.8 feet, more or less, to the East boundary of the NW1/4NW1/4 of said Section 17; thence South 0°06' East along said East boundary a distance of 365.5 feet to the Easterly right of way boundary of the Keno-Worden Highway as now constructed; thence South 28°53' East along said right of way boundary a distance of 705.1 feet; thence South 84°48' East 546.0 feet; thence South 69°33' East 829.5 feet; thence South 32°31' West a distance of 466.68 feet to the true point of beginning of this description, which point is marked with a 3/4 inch galvanized iron pipe and represents the Southeast corner of that Tract of land recorded in Volume 350, Page 490 of Deed Records of Klamath County, Oregon; thence North 69°33' West along the South boundary of above said Tract of land, 175.0 feet to the Southwest corner thereof which is marked with a 3/4 inch galvanized iron pipe; thence South 32°31' West 668.0 feet to a 1/2 inch galvanized iron pipe; thence South 89°36 1/2' East 375.6 feet to a 1/2 inch galvanized iron pipe; thence North 32°31' East 536.3 feet to a 3/4 inch galvanized iron pipe which bears South 69°33' East 150.3 feet from the true point of beginning; thence North 69°33' West 150.3 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of the Keno-Worden Highway.

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 part of estate planning.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7 day of January, 2020.

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.

Mildred Otto  
Mildred Otto

STATE OF CALIFORNIA, County of \_\_\_\_\_ ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of January, 2020, by Mildred Otto.

\_\_\_\_\_  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission expires:

See attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF TUOLUMNE

On Jan 7, 2020, before me, Mary Vines, a notary public, personally appeared, MILDRED OTTO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature Mary Vines (Seal)

