2020-001053 Klamath County, Oregon

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After recording, return to:

Brandsness, Brandsness & Rudd, P.C.

Attorneys at Law

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

Thomas H. Gastaldi and Lu R. Gastaldi, Trustees of the Thomas H. and Lu R. Gastaldi Trust 2977 Anchor Way Klamath Falls, OR 97601

Grantors:

Thomas H. Gastaldi and Lu Gastaldi 2977 Anchor Way Klamath Falls, OR 97601

Grantee:

Thomas H. Gastaldi and Lu R. Gastaldi, Trustees of the Thomas H. and Lu R. Gastaldi Trust 2977 Anchor Way Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Thomas H. Gastaldi and Lu R. Gastaldi, husband and wife, Grantors, convey to Thomas H. Gastaldi and Lu R. Gastaldi, Trustees of the Thomas H. and Lu R. Gastaldi Trust, Grantee, all of their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Real property located at 1345 Sargent Avenue, Klamath Falls, Oregon, more particularly described as follows:

The West ½ of Lot 12 in Block 2 of FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath Property Id#302256 County, Oregon

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 24th day of January, 2020.

Thomas H. Gastaldi, Grantor

Lu Castuldi

STATE OF OREGON)

) ss.

County of Klamath

Personally appeared before me this 24th day of January, 2020, the above-named Thomas H. Gastaldi and Lu R. Gastaldi, Grantors and acknowledged the foregoing instrument to be their voluntary

OFFICIAL STAMP JULIE A. BLAIR NOTARY PUBLIC - OREGON COMMISSION NO. 985627 MY COMMISSION EXPIRES AUGUST 21, 2021

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