

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2020-001142

Klamath County, Oregon



00253720202000011420020026

01/29/2020 09:36:30 AM

Fee: \$87.00

FRANK JOHNSON, TRUSTEE
 THE MUMFORD FAMILY TRUST
 PO BOX 1062 PASO ROBLES, CA 93447-1062

Grantor's Name and Address

John AND TERRIE MUMFORD
 11628 OVERLAND DR.
 KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

John N MUMFORD
 11628 OVERLAND DR
 KLAMATH FALLS OR, 97603

Until requested otherwise, send all tax statements to (Name and Address):

John MUMFORD
 11628 OVERLAND DR
 KLAMATH FALLS, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that FRANK JOHNSON TRUSTEE OF THE MUMFORD FAMILY TRUST

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John NATHAN MUMFORD AND TERRIE ADRIA MUMFORD Family Trust dated DECEMBER, 19, 2019, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

THE SE 1/4 SE 1/4 SW 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH RANGE 8
 EAST OF THE WILLAMETTE MERIDIAN, Klamath COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 1-24-2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of San Luis Obispo, ss.

This instrument was acknowledged before me on _____,
 by _____

This instrument was acknowledged before me on _____,
 by _____
 as _____
 of _____

(CA Seal Attached)

Notary Public for Oregon

My commission expires

Jun 28th, 2023

ACKNOWLEDGMENT

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.

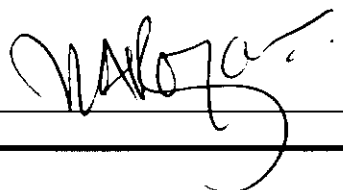
State of California
County of San Luis Obispo)

On 1/24/2020 before me, Ketan Rana (Notary Public)
(insert name and title of the officer)

personally appeared Frank Dean Johnson
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  (Seal)

