

2020-001201

Klamath County, Oregon

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.



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01/30/2020 12:21:08 PM

Fee: \$87.00

1. Title(s) of the Transaction(s)

BARGAIN AND SALE DEED

This deed is being recorded at the request of Susan K. Blaettler to correct the legal description. Previously recorded at 2015-003862.

2. Direct Party/Grantor and address:

**Roger C. Rivenes
1870 Manzanita Street
Klamath Falls, OR 97601**

3. Direct Party/Beneficiary and address:

**Roger C. Rivenes, Trustee of the
Roger C. Rivenes Family Trust uid April 22, 2015
1870 Manzanita Street
Klamath Falls, OR 97602**

4. After recording return to:

**Roger C. Rivenes, Trustee of the
Roger C. Rivenes Family Trust uid April 22, 2015
3022 Bartlett ave
Klamath Falls, OR 97603**

5. Send all future tax documents to:

**Roger C. Rivenes, Trustee of the
Roger C. Rivenes Family Trust uid April 22, 2015
3022 Bartlett Ave
Klamath Falls, OR 97603**

6. Consideration: \$0.00

Grantor's Name and Address Susan K. Blaettler, Attorney in Fact for Roger C. Rivenes 1870 Manzanita Street Klamath Falls, OR 97601	
Grantee's Name and Address Roger C. Rivenes, Trustee of the Roger C. Rivenes Family Trust uid April 22, 2015 1870 Manzanita Street Klamath Falls, OR 97601	
After Recording Return to: Roger C. Rivenes, Trustee of the Roger C. Rivenes Family Trust uid April 22, 2015 1870 Manzanita Street Klamath Falls, OR 97601	
Until requested otherwise, send all tax statements to: Roger C. Rivenes, Trustee of the Roger C. Rivenes Family Trust uid April 22, 2015 1870 Manzanita Street Klamath Falls, OR 97601	

BARGAIN AND SALE DEED

I, Susan R. Blaettler, Attorney in Fact for Roger Rivenes, do hereby grant, bargain and convey all right, title and interest to Roger C. Rivenes, Trustee of the Roger C. Rivenes Family Trust uid April 22, 2015, the following described real property situate in Klamath County, Oregon, to wit:

Lot 7, Block 29, Hot Springs Addition to the City of Klamath Falls, accordingly to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon commonly known as 1870 Manzanita Street, Klamath Falls, OR 97601.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate planning. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 28 day of January, 2020 (Nunc Pro Tunc April 22, 2015).

Susan K Blaettler
Susan Blaettler, Attorney in Fact for
Roger C. Rivenes

STATE OF OREGON)
)ss:
County of Klamath)

ACKNOWLEDGED BEFORE ME this 28 day of January, 2020, by Susan Blaettler



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-20-22