

2020-001597
Klamath County, Oregon



00254247202000015970020023

02/07/2020 02:56:43 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Kevin D. Rush and
 Michele A. Jordan
 18020 Hill Road
 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Kevin Dean Rush and
 Michele Ann Jordan, Trustees of the
 Rush Jordan Family Trust, UAD February 7, 2020
 18020 Hill Road
 Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Kevin Dean Rush and
 Michele Ann Jordan, Trustees of the
 Rush Jordan Family Trust, UAD February 7, 2020
 18020 Hill Road
 Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Kevin D. Rush and Michele Ann Jordan, hereinafter referred to as grantor, conveys to Kevin Dean Rush and Michele Ann Jordan, Trustees of the Rush Jordan Family Trust, U.A.D. February 7, 2020 hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land situated in the SE1/4 SE1/4 in Lots 5 and 6 all being in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

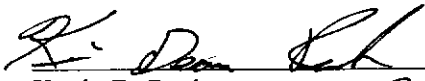
Beginning at a point where the South line of said Section 27 intersects the Westerly right of way line of the Burlington Northern Railroad, from which the Southeast corner of said Section 27 bears South 89°38'24" East 1097.43 feet; thence North 28°45'24" West along said right of way line, 1029.75 feet; thence South 61°14'36" West 50.00 feet; thence North 28°45'24" West 655.60 feet; thence along the arc of a 5629.65 foot radius curve to the left (delta equals 01°10'05"), 114.77 feet to the South line of a drainage easement; thence South 57°42' West along the South line of said drainage easement, 275.64 feet, more or less, to a point on the mean high water line of the left bank of Lost River; thence Southeast along said mean high water line to a point on the South line of said Section 27; thence South 89°38'24" East, along said South line, 751.73 feet, more or less, to the point of beginning.

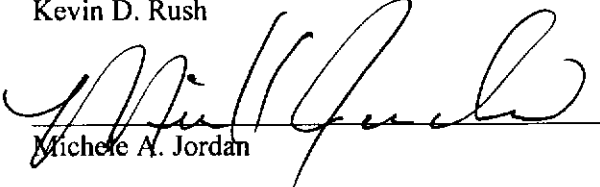
Property ID: 99459
 Tax/Parcel : 4010-027-00600-000

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 the whole consideration; i.e. estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of February, 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.

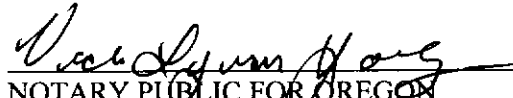

Kevin D. Rush


Michele A. Jordan

STATE OF OREGON; County of Klamath) ss.

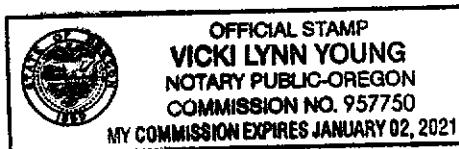
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7th day of February, 2020, by Kevin D. Rush.





NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7th day of February, 2020, by Michele A. Jordan.




NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021