

2020-002141

Klamath County, Oregon



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02/21/2020 01:17:37 PM

Fee: \$82.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Brent G. Moulton and Charlene Moulton
5214 Villa Drive
Klamath Falls, OR 97603

Grantor:

Marlene Ericson and Charlene Moulton
Co-Trustees of the Bill and Laura Divine Trust
P.O. Box 1182
Waterford, CA 95386

Grantees:

Brent G. Moulton and Charlene Moulton
5214 Villa Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Marlene Erickson and Charlene Moulton, co-Trustees of the Bill and Laura Divine Trust dated December 12, 2017, Grantor, conveys to Brent G. Moulton and Charlene Moulton, as tenants by the entirety, Grantees, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 69 of Cloverdale, according to the official plat thereof on file in Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

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 20th day of February, 2020.

Marlene Erickson

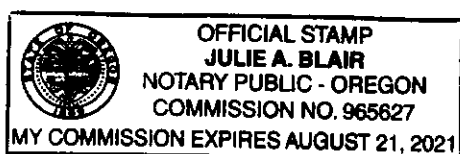
Marlene Erickson, co-Trustee of the
Bill and Laura Divine Trust

Charlene Moulton

Charlene Moulton, co-Trustee of the
Bill and Laura Divine Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 20th day of February, 2020, the above-named Marlene Erickson and Charlene Moulton, co-Trustees of the Bill and Laura Divine Trust dated December 12, 2017 (Grantor), and acknowledged the foregoing instrument to be their voluntary act.



Julie A. Blair
Notary Public for Oregon
My Commission expires: 8/21/2021