

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:
Camissa M. Dow, Custodian
for Harlee Cumbie
1310 Joe Wright Road
Klamath Falls, OR 97603

2020-002888

Klamath County, Oregon



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03/06/2020 03:05:35 PM

Fee: \$87.00

Grantor:

Pamela Kvitek, Trustee of the Cumbie Family Trust
1678 Sycamore Street
Napa, CA 94559

Grantee:

Carrie L. Tucker
P.O. Box 12
Midland, OR 97634

Camissa M. Dow, as Custodian for
Harlee Cumbie
1310 Joe Wright Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Pamela Kvitek, Trustee of the Cumbie Family Trust dated January 7, 2000, Grantor, conveys to Carrie L. Tucker, as to an undivided ½ interest and Camissa M. Dow, as Custodian for Harlee Cumbie under the Oregon Uniform Transfer to Minor Act, as to an undivided ½ interest, as tenants in common, Grantees, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

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

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 30.934, 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 26 day of February 2020.

Pamela Kvitek, Trustee of the
Cumbie Family Trust, Grantor

ACKNOWLEDGEMENT

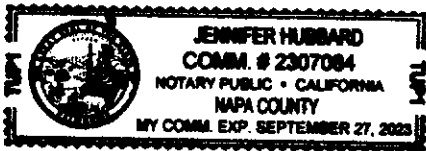
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) ss.
County of Napa)

On 02/26/2020, 2020 before me, Jennifer Hubbard, Notary Public, personally appeared Pamela Kvitek, Trustee of the Cumbie Family Trust dated January 7, 2000, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person or the entity upon behalf of which the person 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]
Notary Public for California
My Commission Expires: 09/27/2023