

2020-003609**Klamath County, Oregon**

03/25/2020 12:08:21 PM

Fee: \$97.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:Amrock662 Woodward AvenueDetroit, MI 48226**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**Statutory Bargain and Sale Deed**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**Joseph T. Riker, III and Joan F. Riker, Trustees of The Joseph T. Riker, III and Joan F. Riker Trust**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**Joseph T. Riker, III and Joan F. Riker, husband and wife, as tenants by the entirety**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00☐ Other**5) SEND TAX STATEMENTS TO:**Joseph T. Riker, III2075 Calhoun StreetKlamath Falls, OR 97601**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____
TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
Joseph T. Riker, III
2075 Calhoun Street
Klamath Falls, OR 97601

Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
67074638

STATUTORY BARGAIN AND SALE DEED

67074638-553568 *344-27216635*
**JOSEPH T. RIKER, III and JOAN F. RIKER, Trustees of THE JOSEPH T. RIKER, III AND
JOAN F. RIKER TRUST, Grantors, convey to JOSEPH T. RIKER, III and JOAN F. RIKER,**
husband and wife, as tenants by the entirety, Grantees, the following-described real property located in
Klamath County, Oregon:

Lots 10 through 12, Block 14, of MOUNTAIN VIEW ADDITION to the City of Klamath Falls,
according to the Official Plat thereof on file in the Office of the County Clerk, Klamath County,
Oregon.

Commonly known as: 2075 Calhoun Street, Klamath Falls, OR 97601

Parcel ID: 174206

The true and actual consideration for this conveyance is: Zero Dollars (\$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.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between JOSEPH T. RIKER, III and JOAN F. RIKER, Trustees of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST, as Grantors, and JOSEPH T. RIKER, III and JOAN F. RIKER, husband and wife, as Grantees.

Dated this 13 of March, 20 20.

Joseph T. Riker III Trustee of the Joseph T. Riker III and Joan F. Riker Trust
JOSEPH T. RIKER, III, Trustee of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST

Joan F. Riker Trustee of the Joseph T. Riker III and Joan F. Riker Trust
JOAN F. RIKER, Trustee of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST

State of Oregon)
County of Klamath) ss.

On the 13 day of March, 20 20, personally appeared before me the above-named JOSEPH T. RIKER, III and JOAN F. RIKER, Trustees of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST, who declared the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public - State of Oregon

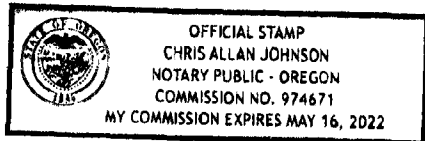


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 174206

Land situated in the City of Klamath Falls in the County of Klamath in the State of OR

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLERK , STATE OF OREGON,
AND IS DESCRIBED AS FOLLOWS:

LOTS 10 THROUGH 12, BLOCK 14, OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK,
KLAMATH
COUNTY, OREGON.

Commonly known as: 2075 Calhoun St, Klamath Falls, OR 97601-1517

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR
INFORMATIONAL PURPOSES.