

**2020-003611**

**Klamath County, Oregon**

03/25/2020 12:08:21 PM

Fee: \$92.00

**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:**

Amrock

662 Woodward Avenue

Detroit, 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, husband and wife

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Joseph T. Riker, III and Joan F. Riker, Trustees of The Joseph T. Riker, III and Joan F. Riker Trust

**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, III

2075 Calhoun Street

Klamath 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**

*17074638 - 5585466* *3447816685*  
**JOSEPH T. RIKER, III and JOAN F. RIKER**, husband and wife, Grantors, convey to **JOSEPH T. RIKER, III and JOAN F. RIKER, Trustees of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST**, 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, husband and wife, as Grantors, and JOSEPH T. RIKER, III and JOAN F. RIKER, Trustees of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST, as Grantees.

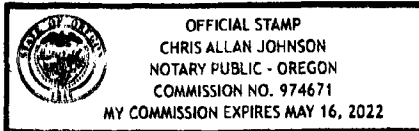
<sup>CAS</sup>  
Dated this 13 of March, 20 20.

Joseph T. Riker III  
JOSEPH T. RIKER, III

Joan F. Riker  
JOAN F. RIKER

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**, who declared the foregoing instrument to be their voluntary act and deed.



[Signature]  
Notary Public -- State of Oregon