

Returned at Counter

AFTER RECORDING RETURN TO:  
FITCH & NEARY, P.C.  
210 SW 5<sup>th</sup> St., Suite 2  
Redmond OR 97756

Unless Otherwise Requested, All  
Tax Statements Shall be sent to:  
NO CHANGE

2020-004022

Klamath County, Oregon



00257035202000040220020028

04/06/2020 02:36:42 PM

Fee: \$87.00

### BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is no dollars (\$0), estate planning.

FLORENCE M. ABEND, Grantor, grants, bargains, sells and conveys unto FLORENCE MARY ABEND, Trustee of the FLORENCE MARY ABEND REVOCABLE LIVING TRUST UTA AUGUST 20, 2001, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A attached hereto.

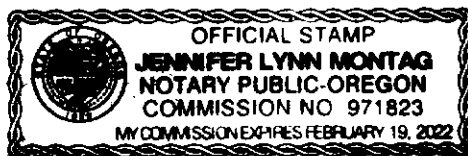
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

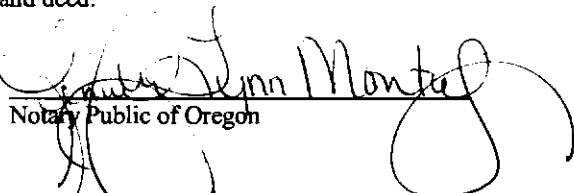
DATED this 6 day of April, 2020.

  
FLORENCE M. ABEND

STATE OF OREGON     )  
                                  : ss.  
County of ~~Deschutes~~     )  
                                  Klamath

Personally appeared before me this 6<sup>th</sup> day of April, 2020, the above-named FLORENCE M. ABEND, and acknowledged the foregoing instrument to be her voluntary act and deed.



  
Notary Public of Oregon

## **EXHIBIT A**

Unit No. A-6 of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, and further described in that certain Declaration recorded in Volume M83, page 21250 of Deed Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements appertaining to said condominium as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, and restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owner's Association recorded simultaneously therewith.