

Space reserved for recorder's use

Grantors:

John N. Mumford, Trustee
Terrie A. Mumford, Trustee
11628 Overland Drive
Klamath Falls, OR 97603

Grantees:

John N. Mumford, Trustee
Terrie A. Mumford, Trustee
11628 Overland Drive
Klamath Falls, OR 97603

After recording, return to:

John N. Mumford, Trustee
Terrie A. Mumford, Trustee
11628 Overland Drive
Klamath Falls, OR 97603

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

FNC-ARS-32445

Until a change is requested all tax statements
shall be sent to the following address:
11628 Overland Drive, Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

JOHN N. MUMFORD and TERRIE A. MUMFORD, Trustees, or their successors in trust, under the Mumford Living Trust dated December 19, 2019, and any amendments thereto and JOHN N. MUMFORD, also known as John Nathan Mumford and TERRIE A. MUMFORD, also known as Terrie Adair Mumford, Trustees of the John Nathan Mumford and Terrie Adair Mumford Family Trust dated December 19, 2019, hereinafter referred to as "GRANTORS", do hereby grant, bargain, sell and convey unto JOHN N. MUMFORD and TERRIE A. MUMFORD, as Trustees of The Mumford Living Trust, dated December 19, 2019, *and any amendments thereto* hereinafter "GRANTEES", the following lands and property, together with all improvements located thereon, lying in the County of Klamath State of Oregon to-wit:

THE SE 1/4 SE 1/4 SW 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 11628 Overland Drive, Klamath Falls, OR 97603
The legal description was obtained from a previously recorded instrument.

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 0.00, (See ORS 93.030)

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.


SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.


TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

WITNESS Grantor hand this the 30th day of March, 2020.


JOHN N. MUMFORD, Trustee, or his
successor in trust, under the Mumford Living
Trust dated December 19, 2019,
and any amendments thereto

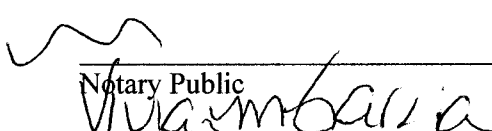

JOHN N. MUMFORD, also known as John
Nathan Mumford, Trustee of the John Nathan
Mumford and Terrie Adair Mumford Family
Trust dated December 19, 2019

STATE OF OREGON

COUNTY OF Klamath

This instrument was acknowledged before me on 3/26/2020 (date) by JOHN N. MUMFORD, Trustee, or his successor in trust, under the Mumford Living Trust dated December 19, 2019, and any amendments thereto and JOHN N. MUMFORD, also known as John Nathan Mumford, Trustee of the John Nathan Mumford and Terrie Adair Mumford Family Trust dated December 19, 2019.




Notary Public
Vivian M. Garcia
Print Name

My Commission Expires: 2/21/2021

WITNESS Grantor hand this the 26th day of March, 2020.

Terrie A. Mumford
TERRIE A. MUMFORD, Trustee, or her
successor in trust, under the Mumford Living
Trust dated December 19, 2019, and any
amendments thereto

Terrie A. Mumford
TERRIE A. MUMFORD, also known as Terrie
Adair Mumford, Trustee of the John Nathan
Mumford and Terrie Adair Mumford Family
Trust dated December 19, 2019

STATE OF OREGON }

COUNTY OF Klamath }

This instrument was acknowledged before me on 3/26/2020 (date) by TERRIE
A. MUMFORD, Trustee, or her successor in trust, under the Mumford Living Trust dated December
19, 2019, and any amendments thereto and TERRIE A. MUMFORD, also known as Terrie Adair
Mumford, Trustee of the John Nathan Mumford and Terrie Adair Mumford Family Trust dated
December 19, 2019.



Vivian M Garcia
Notary Public

Print Name

My Commission Expires: 2/21/21