

2020-005475

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00258557202000054750030030

04/30/2020 02:05:44 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Lawrance A. Franson and Brenda L. Franson, H&W
3047 Foothills Blvd.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Lawrance Andrew Franson and Brenda Lou Franson
Trustees of the Lawrance Andrew Franson and
Brenda Lou Franson Revocable Living Trust,
uad April 29, 2020
3047 Foothills Blvd.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Lawrance Andrew Franson and
Betty Lou Franson, Trustees
3047 Foothill Blvd.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

LAWRANCE A. FRANSON and BRENDA L. FRANSON, Husband and Wife, hereinafter referred to as grantor, conveys to **LAWRANCE ANDREW FRANSON and BRENDA LOU FRANSON, TRUSTEES OF THE LAWRANCE ANDREW FRANSON AND BRENDA LOU FRANSON REVOCABLE LIVING TRUST, uad April 29, 2020**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

(The legal description is fully set out on Exhibit "A" attached hereto and incorporated herein by reference.)

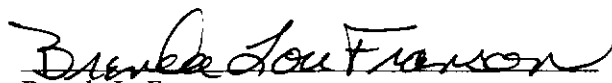
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of April, 2020.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Lawrance A. Franson


Brenda L. Franson

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29 day of April, 2020, by
Lawrance A. Franson and Brenda L. Franson.



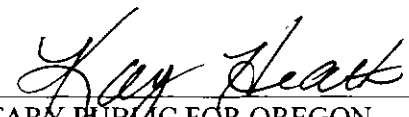

NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-22

EXHIBIT "A"

Attached to and made a part of that certain Bargain and Sale Deed
wherein Lawrance A. Franson and Brenda L. Franson, H&W are grantor,
and Lawrance Andrew Franson and Beverly Lou Franson, Trustees of
The Lawrence Andrew Franson and Brenda Lou Franson
Revocable Living Trust, dated April 29, 2020, are grantee.

PROPERTY DESCRIPTION

That certain real property located in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

SE¼SW¼ of Section 27 and NE¼NW¼ of section 34, Township 38 South, Range 9 E.W.M., SAVING AND EXCEPTING THEREFROM that portion of the NE¼NW¼ of said Section 34 more particularly described as follows: Beginning at the Southeast corner of said NE¼NW¼; thence North 00°03'56" West a distance of 1000.41 feet to a point; thence South 89°34'54" West a distance of 600 feet to a point; thence South 03°03'56" East 1000 feet, more or less, to a point on the South line of said NE¼NW¼; thence East along said South line a distance of 600 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1984-85 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Agreement relative to irrigation, including the terms and provisions thereof, between United States of America and Elbert H. Johnson dated August 23, 1924, recorded November 22, 1924, Vol. 64, page 639, Deed Records of Klamath County, Oregon. (Provides for a lien on the land for water charges). Affects NE¼NW¼ Section 34.
3. Right of way for pole line, including the terms and provisions thereof, given by E. H. Johnson and Alice Johnson to The Pacific Telephone and Telegraph Company dated May 7, 1942, recorded August 1, 1942, Vol. 149, page 53, Deed Records of Klamath County, Oregon. Affects S½SE¼SW¼ Section 27.
4. Right of way for pole line, including the terms and provisions thereof, given by E. H. Johnson and Alice Johnson, husband and wife, to The California Oregon Power Company dated October 15, 1946, recorded November 18, 1946, Vol. 198, page 411, Deed Records of Klamath County, Oregon. Affects NE¼NW¼ Section 34.
5. Right of way for transmission line, including the terms and provision thereof, given by E. H. Johnson and Alice Johnson, husband and wife, to Pacific Power and Light Company dated December 12, 1961, recorded January 9, 1962, Vol. 335, page 13, Deed Records of Klamath County, Oregon. Affects NE¼NW¼ Section 34.
6. Right of way for pipe line, including the terms and provisions thereof, given by Elbert H. Johnson and Alice Johnson to California-Pacific Utilities Company dated April 8, 1964, recorded April 8, 1964, Vol. 352, page 223, Deed Records of Klamath County, Oregon. Affects NE¼NW¼ Section 34.
7. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

Property ID Nos.: 440847, 442827, 873866

Map Tax Lot Nos.: 3809-02700-00700, 3809-03400-00100, 3809-03400-00102