

Send Tax Statements to Grantee at:
Hopkins-Anderson Family Trust
8853 Split Rail Road
La Pine, OR 97739

2020-005560
Klamath County, Oregon
05/04/2020 10:20:13 AM
Fee: \$82.00

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

BARGAIN AND SALE DEED

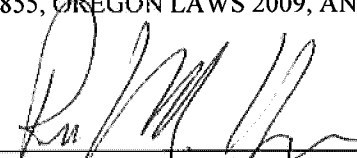
Rick M. Hopkins, Grantor, conveys to the **Hopkins-Anderson Family Trust** dated May 4, 2020, **Rick M. Hopkins and Tammy Anderson, Trustees**, Grantee, the following described real property located in Klamath County, Oregon:

A tract of land situated in the NW 1/4 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of the NW1/4 SE1/4; thence North 69°55'42" East 34.69 feet to the true point of beginning of the tract to be described; thence continuing North 89°55'42" East, 324.30 feet; thence South 671.77 feet; thence West 324.30 feet; thence north 671.36 feet to the point of beginning.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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.

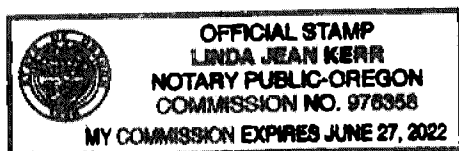
DATED this 4 day of May, 2020.


Rick M. Hopkins, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Rick M. Hopkins and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 4 day of May, 2020.




NOTARY PUBLIC FOR OREGON