2020-005767 Klamath County, Oregon

05/07/2020 03:23:32 PM



00258887202000057670010017

Fee: \$82.00

After recording return to:

Beth S. Wolfsong Wolfsong Law PC 9900 SW Wilshire St. Suite #100 Portland, Oregon 97225

Until a change is requested, mail all future property tax statements to: Heather J. Emel-Kellogg, Trustee Ann E. Kellogg, Trustee 18933 Shoshone Road Bend, OR 97702

STATUTORY BARGAIN AND SALE DEED

Heather J. Emel-Kellogg and Ann E. Kellogg, Grantors, convey to Heather J. Emel-Kellogg and Ann E. Kellogg, Trustees, or their successors in interest, of the Emel-Kellogg and Kellogg Trust dated April 30, 2020, and any amendments thereto, Grantees, all of the Grantors' interest in the following real property, situated in the county of Klamath, and State of Oregon, and legally described as follows:

Lots 23 and 24 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No. 173957; Map/Tax Lot: 3809-020DD-05600

Commonly known as: 132 Mountain View Blvd., Klamath Falls, Oregon 97601

The true and actual consideration for this conveyance is: None.

Subject to all encumbrances of record on the title as of the date of this conveyance.

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

DATED April 30, 2020

Ann E. Kellogg, Grantor

STATE OF OREGON

)) ss.

County of Washington

The foregoing instrument was acknowledged before me on April 30, 2020, by Heather J. Emel-Kellogg and Ann E. Kellogg, Grantors.

