

2020-006150

Klamath County, Oregon

05/18/2020 03:28:04 PM

Fee: \$87.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

Stephanie Keegan Carpenter, Trustee

GRANTEE'S NAME:

Stephanie Keegan Carpenter, Quiche J. Carpenter and Quintana Kardel

AFTER RECORDING RETURN TO:

Stephanie Keegan Carpenter
658 Front Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Stephanie Keegan Carpenter
658 Front Street
Klamath Falls, OR 97601

3809-030BA/03500 and R175777
658 Front Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Stephanie Keegan Carpenter, Trustee of the Gilbert James Carpenter and Stephanie Keegan Carpenter Revocable Living Trust, who acquired title as The Glibert James Carpenter and Stephanie Keegan Carpenter Revocable Living Trust, Grantor, conveys to Stephanie Keegan Carpenter and Quintana Kardel and Quiche J. Carpenter, as tenants in common, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42, of said Buena Vista Addition, if projected across Front Street and Easterly 80.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 149.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 45.00 feet of the above described property.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

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BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 8 2020

Stephanie Keegan Carpenter
Stephanie Keegan Carpenter, Trustee

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on MAY 8, 2020 by Stephanie Keegan Carpenter, Trustee of the Glibert James Carpenter and Stephanie Keegan Carpenter Revocable Living Trust

Jo Ann R. Siebecke
Notary Public - State of Oregon

My Commission Expires: 6-12-21

