

2020-006177

Klamath County, Oregon



00259323202000061770020025

05/19/2020 09:10:37 AM

Fee: \$87.00

**After recording, please send to
and send tax statements to:**

Michael G. Reeder, Trustee
Patricia A. Reeder, Trustee
1531 Kimberly Drive
Klamath Falls OR .97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 15th day of May 2020, by Grantors, **Michael G. Reeder and Patricia A. Reeder, husband and wife**, who convey to Grantees, **Michael G. Reeder and Patricia A. Reeder, as Trustees of the Michael G. Reeder and Patricia A. Reeder Revocable Living Trust Dated May 15, 2020, and their successors in Trust**, the following described parcel of land, and improvements and appurtenances thereto, in the County of Klamath, State of Oregon, to Wit:

Lot 8 in Block 5 of Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also referred to as Klamath County Assessor Parcel No. R-3809-036DC-00900 and Tax Account No. 453716 and is more commonly referred to as 1531 Kimberly Drive, Klamath Falls, Oregon 97603.

The true and actual consideration 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., estate planning.

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

IN WITNESS WHEREOF, said Grantors have executed this instrument this 15th day of May 2020.

Michael G. Reeder
Michael G. Reeder

Patricia A. Reeder
Patricia A. Reeder

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 15th, 2020, by Michael G. Reeder and Patricia A. Reeder.

MIKA NELSON BLAIN
Notary Public for Oregon
My Commission Expires: 8/30/21

