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FORM No. 723 - BARGAIN AND SALE DEED.

315

NO PART OF ANY STEVENS-BESS FORM MAY BE REPRODUCED

EDWIN L BROWN and LAUREN BROWN

Grantor's Name and Address

EDWIN L BROWN and  
LAUREN BROWN, CO-TRUSTEES

Grantee's Name and Address

After recording, return to (Name and Address):

EDWIN L BROWN and LAUREN BROWN, CO-TRUSTEES  
1562 WARD ST  
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EDWIN L BROWN & LAUREN BROWN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWIN L BROWN and LAUREN BROWN CO-TRUSTEES OF THE EDWIN and LAUREN BROWN REVOCABLE LIVING TRUST DATED 5/27/2020 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

See attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~estate planning~~ <sup>estate planning</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~the~~ whole (indicate which) consideration. (The sentence between the symbols " ", if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 5-29-2020 at any signature on behalf of a business or other entity is made with the authority of that entity.

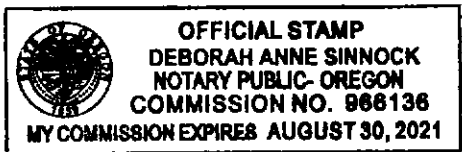
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 5-29-2020 by Edwin L. Brown & Lauren Brown

This instrument was acknowledged before me on  
by  
as  
of

Edwin L Brown  
Lauren Brown



Deborah Anne Sinnock  
Notary Public for Oregon  
My commission expires 8-30-21

## EXHIBIT "A"

### PARCEL 1

A portion of Tract 36, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North boundary of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon, which is South  $89^{\circ} 48'$  East, 90 feet from the Northwestern corner of said tract; thence South  $89^{\circ} 48'$  East along the North boundary of said tract a distance of 90 feet; thence South  $0^{\circ} 24'$  West parallel to the West line of said tract, a distance of 104.52 feet; thence North  $89^{\circ} 48'$  West 90 feet; thence North  $0^{\circ} 24'$  East 104.52 feet to the point of beginning.

### PARCEL 2

The Easterly 15 feet at the Northern boundary and continuing South on a straight line for a distance of 116.52 feet of the following described property:

Beginning at the Northwestern corner of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon; thence South  $89^{\circ} 48'$  East along the North line of said Tract 36, a distance of 90.0 feet; thence South  $0^{\circ} 24'$  West parallel to the West line of said tract, a distance of 104.52 feet; thence South  $46^{\circ} 30'$  West, a distance of 48.82 feet, more or less to the Southwesterly boundary of said tract; thence North  $43^{\circ} 30'$  West 78.5 feet, to the Southwesterly corner of said tract; thence North  $0^{\circ} 24'$  East along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning, being a portion of Tract 36, HOMEDALE.