

2020-007841

Klamath County, Oregon



00261219202000078410020028

06/26/2020 01:28:51 PM

Fee: \$87.00

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

Mary M. Coucher
175 E. 96th Street, Apt. 26N
New York, New York 10128

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 27 day of February 2020, by Mary M. Coucher, in her capacity as Claiming Successor of the Small Testate Estate of Barbara Senders Mollison, Klamath County Circuit Court Case No. 20PB01071, Grantor, who conveys to Mary M. Coucher, Trustee of the Barbara S. Mollison Family Trust, Dated May 25, 2006, and her successor in Trust, Grantee, the real property in Klamath County, Oregon, more particularly described as follows:

Commencing at the intersection of the center of Conger Avenue and Main Street, according to the recorded plat of the survey of Conger Avenue as recorded in Plat Book 2 at page 2 in the office of the County Clerk of Klamath County, Oregon, taking the center line of Main Street as North 66°42' East; thence North 19°48' West, 465.5 feet; thence North 42°18' West, 159.33 feet; thence South 49°30' West, 17.5 feet to a point on the Southwesterly boundary of Conger Avenue; thence continuing South 49°30' West a distance of 125.0 feet to the true point of beginning of this description; thence South 42°18' East, a distance of 15.0 feet; thence South 49°30' West a distance of 46.0 feet; thence North 42°18' West a distance of 55.3 feet; thence North 49°30' East a distance of 18.0 feet; thence South 76°44' East a distance of 49.7 feet to the point of beginning, being a portion of Lot 8, Section 32, Township 38 South, Range 9 E., W.M.

Subject to: Rights of the public in any of herein described premises lying below the high water line of Link River; Agreement for driveway easement, including the terms and provisions thereof, recorded September 7, 1956, in Deed Volume 286, page 402, Records of Klamath County, Oregon; Reservations and restrictions contained in deed recorded March 14, 1962, in Deed Volume 336, page 161, Records of Klamath County, Oregon.

Klamath County Assessor Parcel No. R-3809-032BD-12500 and Tax Account No. 475658.

The true and actual consideration for this transfer is trust estate distribution.

Edward Fair
Returned at Counter

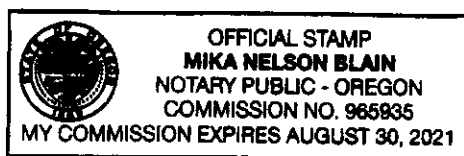
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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 Grantor has executed this instrument this 27
day of February 2020.

Mary M. Couchner, Claiming Successor
Mary M. Couchner, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Feb 27, 2020, by Mary M. Couchner, in her capacity as Claiming Successor of the Small Testate Estate of Barbara Senders Mollison.



Mika Nelson Blain
Notary Public for Oregon
My Commission Expires: 8/30/21