

Returned at Counter

GRANTOR:

Robert James Breazeale and Shirley Ann Breazeale, Trustees
1540 Morningside Lane
Klamath Falls, Oregon 97603

GRANTEE:

Robert J. Breazeale and Shirley A. Breazeale, Trustees
Breazeale Family Revocable Living Trust U/A/D 8/17/2020
1540 Morningside Lane
Klamath Falls, Oregon 97603

After Recording, Return to:

Robert J. Breazeale and Shirley A. Breazeale, Trustees
Breazeale Family Revocable Living Trust U/A/D 8/17/2020
1540 Morningside Lane
Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to:

Robert J. Breazeale and Shirley A. Breazeale, Trustees
Breazeale Family Revocable Living Trust U/A/D 8/17/2020
1540 Morningside Lane
Klamath Falls, Oregon 97603

2020-010367

Klamath County, Oregon



00264104202000103670010014

08/19/2020 10:00:39 AM

Fee: \$82.00

BARGAIN AND SALE DEED

Robert James Breazeale and Shirley Ann Breazeale, Trustees, "Grantor", does hereby grant, bargain, sell and convey unto Robert J. Breazeale and Shirley A. Breazeale, Trustees of the Breazeale Family Revocable Living Trust U/A/D 8/17/2020, "Grantees"; the real property described as follows:

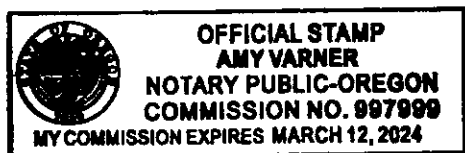
Beginning at a point in the center lin of Morningside Lane, a 40 foot Broadway, from which the Northwesterly corner of the Southwest quarter of the Northwest quarter of Section 21, Township 39 S. R. 9 E.W.M., bears South 88° 50½ West along the center line of the said Morningside Lane 1595.0 feet, and North 0°10' East along the Westerly boundary of the said Section 21, 858.0 feet, and running thence South 0 10' West, 505.05 feet, more or less, to a point in the Southerly boundary of the South half of the Northwest quarter of the said Section 21; thence 88°48' East along the said boundary line, 160.0 feet; North. 0° 10' East 504.9 feet, more or less to a point in the center line of said Morningside Lane; thence South 88° 50¼' West along the said center line, 160.0 more or less, to the point of beginning, containing 1.86 acres, more or less; and being situate in the South half of the Northwest quarter of Section 21, Township 39 S. R. 9 E.W.M., in Klamath County, Oregon. Subject to easement for one half of Morningside Lane.

The Real Property or its address is commonly known as 1540 Morningside Lane, Klamath Falls, OR 97603, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0.00 and the consideration consists of other value.

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.

Dated this 17 day of August, 2020.



Robert J. Breazeale
Robert J. Breazeale, Trustee

Shirley A. Breazeale
Shirley A. Breazeale, Trustee

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on the 17 day of August, 2020, by Robert J. Breazeale and Shirley A. Breazeale, Trustees of the Breazeale Family Revocable Living Trust U/A/D 8/17/2020.

Amy Varner
Notary Public for Oregon
My Commission Expires March 12
2024