

2020-010448

Klamath County, Oregon



00264205202000104480020027

08/20/2020 03:56:28 PM

Fee: \$87.00

When recorded return to:

Will Dennis Attorney at Law LLC
438 NE Irving Avenue
Bend, OR 97701

Tax statements should be sent to:

Dennis R. Erickson, Trustee
Shari B. Erickson, Trustee
PO Box 1172
Crescent Lake Junction, OR 97733

BARGAIN AND SALE DEED

Dennis Richard Erickson and Shari B. Taylor Erickson, Grantors, hereby convey to, Dennis R. Erickson and Shari B. Erickson, Trustees, or their successors in interest, of The Dennis and Shari Erickson Living Trust, dated August 17, 2020, and any amendments thereto, Grantee, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 23 of DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Taxlot: 2407-007D0-08400 Account: 887010

Situs Address: 141588 Red Cone Dr., Crescent Lake, OR 97733

This deed is given to place real property in a revocable living trust. Under the terms of said trust upon the resignation, death or disability of the initial trustees, the successor trustee(s) will become trustee.

The true consideration for this conveyance is \$1.00.

“ THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.”

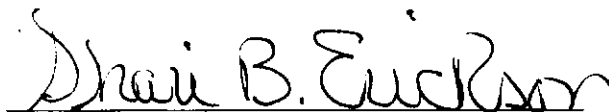
Dated: August 17, 2020

Grantor:



Dennis Richard Erickson

Grantor:

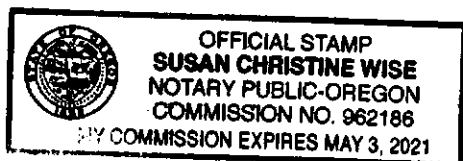


Shari B. Taylor Erickson

ACKNOWLEDGMENT

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on August 17, 2020 by Dennis Richard Erickson and Shari B. Taylor Erickson, Grantors.



Susan C. Wise, Notary Public
My Commission Expires: 3 May 2021