



MTC 392997 AM

RECORDING REQUESTED BY:



Chicago Title
Company of Oregon

650 NE Holladay Street, Ste 850
Portland, OR 97232

2020-010860

Klamath County, Oregon

08/28/2020 02:05:00 PM

Fee: \$92.00

GRANTOR'S NAME:

Thomas E. Blair Revocable Living Trust under Instrument dated
November 17, 1992

GRANTEE'S NAME:

Ann Marie Clark

AFTER RECORDING RETURN TO:

Ann Marie Clark
5706 Blue Mountain Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Ann Marie Clark
5706 Blue Mountain Drive
Klamath Falls, OR 97601

Lot 4, Block 2, Tract No. 1002, La Wanda Hills, Klamath Falls, OR
97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Don Holman, Trust Real Estate Officer of the Allen Trust Company, as Trustee of the Thomas E. Blair Revocable Living Trust under Instrument dated November 17, 1992., Grantor, conveys to Ann Marie Clark, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 4, Block 2, TRACT NO. 1002 LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance Thirty-Three Thousand And No/100 Dollars (\$33,000.00). (See ORS 93.030).

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.

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BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/25/2020

Thomas E. Blair Revocable Living Trust under Instrument dated November 17, 1992

BY: Allen Trust Company, Trustee

BY: Don Holman, T.O.
Don Holman
Trust Real Estate Officer

State of Oregon
County of Multnomah

This instrument was acknowledged before me on 8/25/2020 by Don Holman, Trust Real Estate Officer of the Allen Trust Company, as Trustee of the Thomas E. Blair Revocable Living Trust under Instrument dated November 17, 1992.


Notary Public - State of Oregon

My Commission Expires: 5/5/2023



EXHIBIT "A"
Exceptions

Subject to:

1. 1. The 2020-2021 Taxes: A lien not yet due or payable.
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: March 20, 1926
Instrument No.: Volume 69, page 384
3. Agreement, including the terms and provisions thereof,
Recorded: December 18, 1967
Instrument No.: Volume M67, Page 9824
4. Restrictions as shown on the official plat of said land.
5. Building Setbacks as shown on the official plat of said land.
6. Easements as shown on the official plat of said land.
7. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 14, 1975
Instrument No.: Volume M75, Page 14401
File No. 392997AM
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8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Power & Light Company
Recorded: September 19, 1988
Instrument No.: Volume M88 Page 15463