

2020-011252

Klamath County, Oregon

09/08/2020 08:18:00 AM

Fee: \$87.00

Grantors:
Richard Cohn
Michele Cohn

Grantee:
Richard Cohn, Trustee of the
Richard Cohn Revocable Living Trust
U/D/T February 23, 2009, as restated June 19, 2020

After recording return to:
Robert E. Kabacy
Kell, Alterman & Runstein, L.L.P.
520 SW Yamhill St., Suite 600
Portland, Oregon 97204

Until a change is requested, all tax
statements shall be sent to:
Richard Cohen, Trustee
6900 SE Riverside Drive # 31
Vancouver, WA 98664

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Richard Cohn and Michele Cohn, hereinafter called grantors, do hereby grant, bargain, sell, and convey unto Richard Cohn, Trustee or his successor Trustee(s), of the Richard Cohn Revocable Living Trust U/D/T February 23, 2009, as restated June 19, 2020, and any amendments thereto, hereinafter called grantee, all right, title, and interest in that certain real property with the address of 314 Washington St., Klamath Falls, Klamath County, Oregon, as more particularly described as follows:

Lot 5 in Block 49 of FIRST ADDITION to the City of Klamath Falls, Oregon, and all that portion of Lot 7 in Block 7 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, lying and being on the Southwesterly side of a line beginning at the most Northerly corner of Lot 5 Block 49 of FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northwesterly parallel to Third Street to Washington Street.

APN R476498

SUBJECT TO: all encumbrances of record as of the date of recording.

The consideration for this transfer stated in terms of dollars is \$0; transfer to grantor's trust. However, the actual consideration consists of other value given, which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to entities and to individuals.

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.

IN WITNESS WHEREOF, the grantors have executed this instrument on June 19, 2020.



Richard Cohn



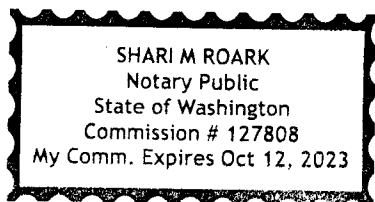
Michele Cohn

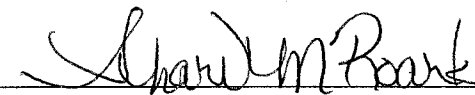
STATE OF WASHINGTON)

) ss.

County of Clark)

I certify that I know or have satisfactory evidence that Richard Cohn and Michele Cohn are the persons who appeared before me on June 19, 2020, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.




Notary Public, State of Washington
My commission expires 10/12/2023