

2020-012268

Klamath County, Oregon



00266221202000122680030039

09/25/2020 12:12:50 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

For Reco

Larry A. Sullivan
Attorney at Law
P.O. Box 220
Vale, Oregon 97918

SEND TAX STATEMENTS TO:

Nancy Weaver
4107 SW Badger Ct.
Redmond, Oregon 97756

BARGAIN AND SALE DEED

This conveyance is done in for estate planning purposes.

MICHAEL L. WEAVER and NANCY A. WEAVER are the Grantors. MICHAEL LEE WEAVER and NANCY ANDRES WEAVER, co-trustees of the Mike & Nancy Weaver Trust u/a/d April 21, 2020, an Oregon trust, are the Grantees. Grantors bargains, sells and conveys to Grantee the following described real property commonly known as 811 Main Street, Klamath Falls, Klamath County, Oregon described as follows:

The Westerly 10 feet of Lot 2 and all of Lot 3 in Block 13 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

“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

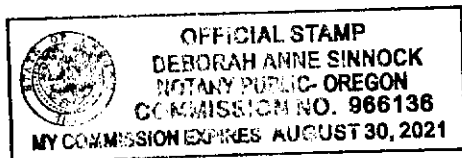
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 21 day of May, 2019. ~~2020~~

Michael L. Weaver
Michael L. Weaver

STATE OF OREGON)
) ss.
County of Lincoln)

Personally appeared the above named Michael L. Weaver, and acknowledged the foregoing instrument to be his voluntary act and deed before me this 21st day of May, ~~2019~~ 2020



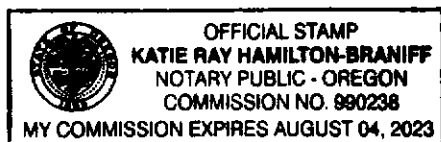
Deborah Anne Sinnock
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-30-21

DATED this 20th day of November, 2019

Nancy A. Weaver
Nancy A. Weaver

STATE OF OREGON)
) ss.
County of Malheur)

Personally appeared the above named Nancy A. Weaver, and acknowledged the foregoing instrument to be her voluntary act and deed before me this 20th day of November, 2019.



Katie Ray Hamilton-Braniff
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-4-2023