

2020-013469

Klamath County, Oregon

RECORDING REQUESTED BY by:
Mika N. Blain, Blain Law, LLC



10/20/2020 09:44:26 AM

Fee: \$87.00

GRANTORS' NAMES:
Helen M. Noonan-Harnsberger
Alan E. Harnsberger

GRANTEES' NAMES:
Alan E. Harnsberger, Trustee
Helen M. Noonan-Harnsberger, Trustee

AFTER RECORDING, RETURN TO:
Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 20th day of September 2020, by Grantors, Helen M. Noonan-Harnsberger and Alan E. Harnsberger, wife and husband, who convey to Grantees, Alan E. Harnsberger and Helen M. Noonan-Harnsberger, Trustees of the Alan E. Harnsberger and Helen M. Noonan-Harnsberger Revocable Living Trust under Agreement dated September 20, 2020, including all amendments thereto, and their successor trustees, the following described parcel of land, and improvements and appurtenances thereto in the County of Washington, State of Oregon, to Wit:

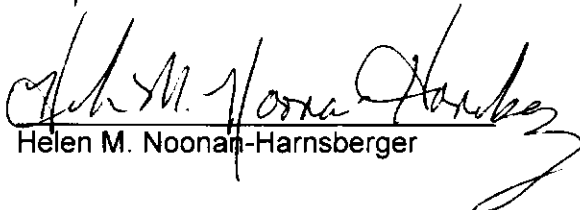
Beginning at an iron rod on the North line of Section 19, Township 2 South, Range 2 West, Willamette Meridian, Washington County, Oregon, which bears South 88°56'50" East 854.72 feet from the quarter section corner on said North line; thence continuing South 88°56'50" East along said North line, 1047.00 feet to the centerline of County Road No. 1555, and the true point of beginning; thence South 46°53'13" West along said centerline, 338.88 feet to the Northeast corner of the Bryson T. Clutter tract as described on Page 179 of Film Record Book 636; thence North 88°56'50" West along the North line of said Clutter tract, 335.00 feet; thence North 0°18'06" West 236.16 feet, more or less, to the North line of said section; thence South 88°56'50" East, along the North line of said Section to the true point of beginning.

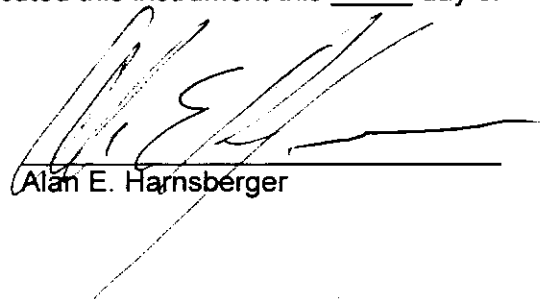
Washington County Parcel #: R569110 and Ref Parcel #: 2S2190000514, and more commonly referred to as 18135 SW Forest Park Road, Hillsboro, Oregon 97123.

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

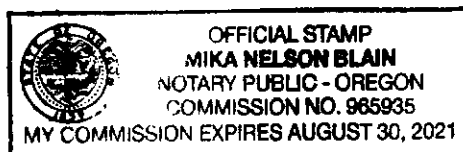
September ^{20th} 2020, IN WITNESS WHEREOF, said Grantors have executed this instrument this 20th day of September 2020.


Helen M. Noonan-Harnsberger


Alan E. Harnsberger

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 20, 2020, by Helen M. Noonan-Harnsberger and Alan E. Harnsberger.




Notary Public for Oregon
My Commission Expires: 8/30/21