

2021-000029

Klamath County, Oregon

01/04/2021 02:40:01 PM

Fee: \$97.00

After Recording Return To:

Katie S. Groblewski
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393

Until a change is requested, tax statements
shall be sent to the following address:

Barwick & Partners, Inc.
3825 Interlake Avenue N. Suite A
Seattle, WA 98103

FIDELITY NATIONAL TITLE
MAJOR ACCOUNTS ORDER# 20376130

Document Title:	Bargain and Sale Deed
Reference Number(s) of Documents Assigned or Released:	2019-015005
Grantor(s):	Jon A. Barwick, John Robert Carver, and Peter R. Lemman, as Co-Trustees of the JOHN ROBERT CARVER 2015 STOCK TRUST DATED DECEMBER 21, 2015
Grantee(s):	Jon A. Barwick, John Robert Carver, and Peter R. Lemman, as Co-Trustees of the JOHN ROBERT CARVER 2015 STOCK NON-EXEMPT TRUST DATED JANUARY 1, 2021
True and Actual Consideration:	\$0.00
Legal Description:	See Exhibit A
Assessor's Property Tax Parcel/Account Number(s):	R611699, R611680, R786091

BARGAIN AND SALE DEED

1. Grantor. The undersigned grantor is Jon A. Barwick, John Robert Carver, and Peter R. Lemman, as Co-Trustees of the JOHN ROBERT CARVER 2015 STOCK TRUST DATED DECEMBER 21, 2015 ("Grantor"). Pursuant to the Delegation by Trustees dated December 2, 2020, and pursuant to RCW 11.98.016, the three Co-Trustees have delegated the authority to sign this deed on behalf of the Grantor solely to John Robert Carver, Co-Trustee.

2. Subject Property. The Grantor owns an 8 1/3% undivided interest in the real property commonly known as 911 Market Street, Klamath Falls, OR which is legally described on **Exhibit A** attached hereto ("the Subject Property").

3. Division of Trust. Pursuant to their authority in the trust agreement, the Co-Trustees of the JOHN ROBERT CARVER 2015 STOCK TRUST DATED DECEMBER 21, 2015 (the "Trust"), divided the Trust into two separate trusts, effective as of January 1, 2021. Accordingly, to effectuate the formal division of the Trust, the Trustees must distribute a 4.3667% undivided interest in the Subject Property to the Grantee described herein. This division of trust and compulsory distribution is not a taxable event or change in beneficial interests, and is merely a change in form of ownership of the Subject Property.

4. Conveyance. Effective as of January 1, 2021 regardless of the date of the Grantor's signature hereon, Grantor hereby quit claims and conveys to Jon A. Barwick, John Robert Carver, and Peter R. Lemman, as Co-Trustees of the JOHN ROBERT CARVER 2015 STOCK NON-EXEMPT TRUST DATED JANUARY 1, 2021, a 4.3667% undivided in the Subject Property.

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: Effective 11/1/2021, 2020.

JOHN ROBERT CARVER 2015 STOCK TRUST DATED
DECEMBER 21, 2015, GRANTOR

By: [Signature]
John Robert Carver, Co-Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **John Robert Carver** is the person who appeared before me and said person acknowledged that he signed this instrument as the delegated **Co-Trustee of the John Robert Carver 2015 Stock Trust dated December 21, 2015**, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 21, 2020.



S. Kay Brittain
[Print Name] S. Kay Brittain
Notary Public in and for the State of Washington,
residing at Shoreline
My commission expires: 4.29.23

Exhibit A

Legal Description

The Northerly 15 feet of Lot 23, all of Lots 24, 25 and 26, and the Southerly 40 feet of Lot 27, Block 18, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plate thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessor's Tax Account Nos. R611699, R611680, R786091

Property Address: 911 Market Street, Klamath Falls