

2021-000558

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00272236202100005580020020

01/12/2021 03:33:24 PM

Fee: \$37.00

GRANTOR'S NAME AND ADDRESS:

Circle Five Ranch, Inc., an Oregon  
Corporation  
46060 Gerber Rd.  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Douglas G. Kirby and Susan G. Kirby, Trustees  
Douglas G. Kirby and Susan G. Kirby Revocable  
Living Trust, uad 12-01-20  
47541 Gerber Rd.  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Douglas G. Kirby and Susan G. Kirby, Trustees  
47541 Gerber Rd.  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

**CIRCLE FIVE RANCH, INC., an Oregon corporation, hereinafter referred to as grantor, conveys to DOUGLAS G. KIRBY AND SUSAN G. KIRBY, TRUSTEES OF THE DOUGLAS G. KIRBY AND SUSAN G. KIRBY REVOCABLE LIVING TRUST, u.a.d. December 1, 2020, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:**

Land Partition 53-99, Parcel 1, lying within Section 19, Township 39 South, Range 13 E.W.M., Klamath County, Oregon.

TOGETHER WITH an easement 40 feet in width over and across the East 40 feet of the North 30 feet of the NW¼ of the SE¼; the East 40 feet of the W½ of the NE¼ of Section 30, and the East 40 feet of the SW¼ of the SE¼ of Section 19, Township 39 South, Range 13, E.W.M., Klamath County, Oregon. Said easement is for ingress, egress and public utilities.

Tax ID No.: 886396

Map Tax Lot No.: 3913-00000-01001

The true and actual consideration paid 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., to reflect the intention of grantee in Bargain and Sale Deed recorded March 9, 2000, at Book M00, Page 7625 of the Real Property Records of Klamath County, Oregon.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of

January, 2021.

**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**

Parks & Ratliff  
Returned at Counter

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

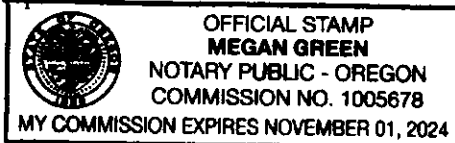
CIRCLE FIVE RANCH, INC.

By: Deborah Kness-Ochoa  
Deborah Kness-Ochoa, President

By: Arthur E. Ochoa  
Arthur E. Ochoa, Secretary

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of January, 2021, by Deborah Kness-Ochoa, as President of Circle Five Ranch, Inc., an Oregon corporation.



Megan Green  
NOTARY PUBLIC FOR OREGON  
My Commission expires: November 1, 2024

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of January, 2021, by Arthur E. Ochoa, as Secretary of Circle Five Ranch, Inc., an Oregon corporation.



Megan Green  
NOTARY PUBLIC FOR OREGON  
My Commission expires: November 1, 2024