



THIS SPACE RESERVED FOR

2021-000679

Klamath County, Oregon

01/15/2021 10:44:01 AM

Fee: \$92.00

Warren Phillips and Susan Phillips, as Trustees of the Warren  
and Susan Phillips Revocable Living Trust

11331 E Langell Valley Rd

Bonanza, OR 97623

Grantor's Name and Address

Warren Phillips and Susan Phillips, as Trustees of the Warren  
and Susan Phillips Revocable Living Trust

11331 E Langell Valley Rd

Bonanza, OR 97623

Grantee's Name and Address

After recording return to:

Warren J. Phillips and Susan Phillips, as Trustees

11331 E Langell Valley Rd

Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Same as Above

File No. 422886AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Warren Phillips and Susan Phillips, Trustees, who acquired title as Warren and Susan Phillips, as Trustees of the Warren and Susan Phillips Revocable Living Trust, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto**

**Warren Phillips and Susan Phillips, as Trustees of the Warren and Susan Phillips Revocable Living Trust, dated 10/22/2020,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**See attached Exhibit A**

The true and actual consideration paid for this transfer, stated in terms for name correction. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

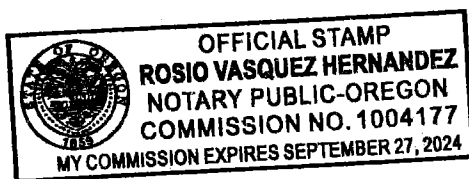
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 grantor has executed this instrument this 11<sup>th</sup> day of January, 2021 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Warren and Susan Phillips Revocable Living Trust

By: Warren Phillips Trustee  
Warren Phillips, Trustee

By: Susan Phillips Trustee  
Susan Phillips, Trustee



State of Oregon } ss  
County of Klamath }

On this 11 day of January, 2021, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Warren Phillips and Susan Phillips, as trustees of the Warren and Susan Phillips Revocable Living Trust known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: Sept 27, 2024

## EXHIBIT "A"

A portion of SW 1/4 of SE 1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southern boundary of said SW 1/4 of SE 1/4 of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW 1/4 of SE 1/4 of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four feet (374) to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of East Langell Valley Road.