

2021-001627

Klamath County, Oregon



00273395202100016270030034

02/04/2021 11:10:12 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Maria C. Schmidtkofer
Schwabe, Williamson & Wyatt
530 Center Street NE, Suite 730
Salem, OR 97301

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO:
No change

**STATUTORY BARGAIN AND SALE DEED
(Oregon)**

KENNETH DEAN MASTEN and CONNIE S. MASTEN (collectively, "Grantor"), conveys to **KENNETH D. MASTEN and CONNIE S. MASTEN**, Trustees, or their successors in interest, of the **KEN AND CONNIE MASTEN LIVING TRUST** dated November 6, 2020, and any amendments thereto (collectively, "Grantee"), the following described real property:

The real property described on Exhibit "A" attached hereto.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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: February 3, 2021.

[Signature and notarial acknowledgements on following page]



GRANTOR:

Kenneth Dean Masten
KENNETH DEAN MASTEN

Connie S. Masten
CONNIE S. MASTEN

STATE OF OREGON)
County of Klamath) ss.

This record was acknowledged before me on February 3rd, 2021, by
KENNETH DEAN MASTEN and CONNIE S. MASTEN.



Hannah Irene Heaton
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 2, 2022



EXHIBIT A

Legal Description of Property

Real property in the County of Klamath, State of Oregon, described as follows:

Those portions of Lot 2, Lot 3, Lot 4, SE 1/4 NW 1/4, W 1/2 SE 1/4, and E 1/2 SW 1/4 of Section 18, Township 39 South, Range 11 East, W.M., lying West of the master drain and south of a diagonal drain as the same are presently located and constructed, containing 253 acres, more or less.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.