2021-002918
Klamath County, Oregon

00274850202100029180010018

02/26/2021 03:18:30 PM Fee: $82.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Dennis C. Hitt, Trustee of the Janis Hitt Credit Shelter Trust 12445 Hwy 140 East Klamath Falls, OR 97603

Grantor:
Dennis C. Hitt, Trustee
of the Hitt Family Trust
12445 Hwy 140 East
Klamath Falls, OR 97603
Grantee:
Dennis C. Hitt, Trustee
of the Janis Hitt Credit Shelter Trust
12445 Hwy 140 East
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Dennis C. Hitt, surviving Trustee of the Hitt Family Trust, Grantor, conveys to Dennis C. Hitt, Trustee of the Janis Hitt Credit Shelter Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Section 7: E½ NE¼, NE¼ SE¼, N½ SE¼ SE¼

Section 8: NW¼, NW¼ NE¼, N½ SW¼, N½ SW¼ SW¼, NW¼ SE¼

Account No. 4114-00000-01300-000 Property ID #116261

The true and actual consideration for this transfer is $0.00.

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 this 26 day of February, 2021.

Dennis C. Hitt, Trustee of the
Hitt Family Trust, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 26TH day of FEBRUARY, 2021, the above-named Dennis C. Hitt, surviving Trustee of the Hitt Family Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act.

Notary Public for Oregon
My Commission expires: 09-13-2022

OFFICIAL STAMP
SHANNON MICHELLE KUHLMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 979045
MY COMMISSION EXPIRES SEPTEMBER 13, 2022