

2021-002919

Klamath County, Oregon



00274851202100029190010015

02/26/2021 03:19:30 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:

The E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  and that portion of the E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 15, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, that lies North of Highway 140, also known as Klamath Falls - Lakeview Highway.

Account No. 3910-01500-00500-000

Property ID #596616

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

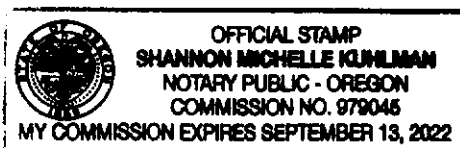
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 34.930, 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*  
Dennis C. Hitt, Trustee of the  
Hitt Family Trust, Grantor

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared before me this 26<sup>th</sup> 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.



*Shannon Michelle Kuhlman*  
Notary Public for Oregon  
My Commission expires: 09/13/2022