



2021-003541

Klamath County, Oregon

03/09/2021 01:23:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Kevin L. Joe and Cathleen Micheaels, as Co-Trustees of the Joe Micheaels Trust initially created June 26, 2017

PO Box 55

Elk, CA 95432

Grantor's Name and Address

Kevin L. Joe and Cathleen Micheaels, as Co-Trustees of the Joe Micheaels Trust initially created June 26, 2017, and Spencer L. Gilbert

PO Box 55

Elk, CA 95432

Grantee's Name and Address

After recording return to:

Kevin L. Joe and Cathleen Micheaels, as Co-Trustees of the Joe Micheaels Trust initially created June 26, 2017, and Spencer L. Gilbert

PO Box 55

Elk, CA 95432

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

Kevin L. Joe and Cathleen Micheaels, as Co-Trustees of the Joe Micheaels Trust initially created June 26, 2017, and Spencer L. Gilbert

PO Box 55

Elk, CA 95432

File No. 434337AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Kevin L. Joe and Cathleen Micheaels, as Co-Trustees of the Joe Micheaels Trust initially created June 26, 2017,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Kevin L. Joe and Cathleen Micheaels, as Co-Trustees of the Joe Micheaels Trust initially created June 26, 2017, and Spencer L. Gilbert, each as to an undivided 50% interest, as tenants in common,

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:

Parcel 2 of Land Partition 65-95 located in the SE1/4 NE1/4 Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 / 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 4th day of MARCH, 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.

Joe Micheaels Trust

By: Kevin L. Joe

Kevin L. Joe, Co-Trustee

By: Cathleen Micheaels

Cathleen Micheaels, Co-Trustee

State of California ss.

County of _____ }

On this _____ day of March, 2021, before me, _____, a Notary Public in and for said state, personally appeared Kevin L. Joe and Cathleen Micheaels known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustees of the Joe Micheaels Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Notary Public for the State of California»

Residing at: _____

Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Mendocino

On March 4, 2021 before me, SHARON PIERCE - A (notary public)

personally appeared KEVIN L. JOE AND Cathleen
micheals

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharon Pierce

(seal)

