

Tustin Throne
Returned at Counter

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Melvin and Evelyn Carlson
2080 Terrace Ave.
Klamath Falls, OR 97601

2021-003583
Klamath County, Oregon



03/10/2021 09:28:59 AM

Fee: \$82.00

BARGAIN AND SALE DEED

MELVIN K. CARLSON and EVELYN N. CARLSON, husband and wife, Grantors, convey to MELVIN K. CARLSON and EVELYN N. CARLSON, Trustees of the MELVIN K. CARLSON AND EVELYN N. CARLSON REVOCABLE LIVING TRUST, Grantees, the following described real property situated in Klamath County, Oregon:

Lots 1, 2, an 3, Block 14, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Real property taxes assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

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.

The true consideration paid for this transfer is estate planning, and stated in terms of dollars, is \$0.00.

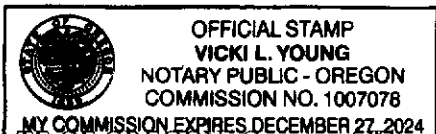
DATED this 9th day of March, 2021.

Melvin Carlson
Melvin K. Carlson

Evelyn N. Carlson
Evelyn N. Carlson

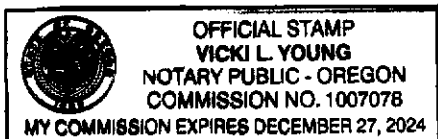
STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9th day of March, 2021, by Melvin K. Carlson.



STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9th day of March, 2021, by Evelyn N. Carlson.



Vicki Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

Vicki Young
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024