

2021-006355

Klamath County, Oregon



00278634202100063550010013

04/22/2021 11:46:23 AM

Fee: \$82.00

After recording return to:

Richard H. Giampietri and Sadie J. Giampietri
3039 Front Street
Klamath Falls, OR 97601

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

Richard H. Giampietri and Sadie J. Giampietri
3039 Front Street
Klamath Falls, OR 97601

Karen Lynch
Returned at Counter

**STATUTORY
BARGAIN AND SALE DEED**

Mark R. Wendt, Trustee of the Mark R. Wendt Trust dated January 5, 2017, and Karen Lynch, Trustee of the Karen Lynch Trust dated January 5, 2017, each as to an undivided one-half (1/2) interest as tenants in common Grantor, conveys to Richard H. Giampietri and Sadie J. Giampietri, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Parcel 1 of Land Partition 03-21 being a replat of Lots 149, 150 and 151 of Tract 1323 - 3rd Addition to Harbor Isles situated in the SW1/4 NW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, recorded April 16, 2021 in Instrument 2021-005731, Records of Klamath County, Oregon.

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 for this conveyance is \$14,500 per Land Partition 03-21. (Here comply with the requirements of ORS 93.030)

Dated this 22/04/2021

Mark R. Wendt, Trustee
Mark R. Wendt Trust, dated January 5, 2017

Karen Lynch, Trustee
Karen Lynch Trust dated January 5, 2017

STATE OF OREGON)
County of Klamath ss

This instrument was acknowledged before me on 22/04/2021
By Mark R. Wendt, Trustee of the Mark R. Wendt Trust dated January 5, 2017, and Karen Lynch, Trustee of the Karen Lynch Trust dated January 5, 2017.

Notary Public, State of Oregon
My commission expires: 7/25/21

