

2021-006865

Klamath County, Oregon

05/03/2021 12:04:00 PM

Fee: \$92.00

After Recording Return to:

Amy J. Cross
Gevurtz Menashe, P.C.
115 NW First Avenue, Suite 400
Portland, OR 97209

Until Further Notice, Send Tax Statements to:

Paula Jane Sabo
P.O. Box 678
Keno, OR 97627

BARGAIN & SALE DEED

Paula Jane Sabo and Blanche Patricia Sabo, Successor Trustees, under the SABO LIVING TRUST dated November 22, 1993, and any amendments thereto, Grantors, convey to PAULA JANE SABO, BLANCHE PATRICIA SABO, MARY J. JOHNSON, DEBRA JEAN FEDOROV (FKA DEBRA JEAN LERMA) and VALARIE ANN SABO, Grantees, each as to an undivided one-fifth (1/5) interest, as tenants in common, the real property commonly known as 12951 Highway 66, in the County of Klamath and State of Oregon and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The true and actual consideration paid for this conveyance is: \$0.00. However, this deed is a transfer in execution of an express trust.

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 16 day of April, 2021.

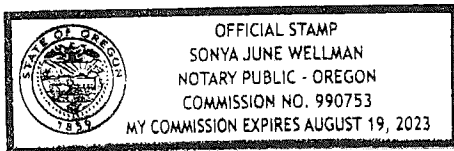
GRANTORS:

Paula Jane Sabo
Paula Jane Sabo, Successor Trustee of the
Sabo Living Trust dated November 22, 1993

Blanche Patricia Sabo
Blanche Patricia Sabo, Successor Trustee of the
Sabo Living Trust dated November 22, 1993

STATE OF OREGON)
County of Klamath) ss.

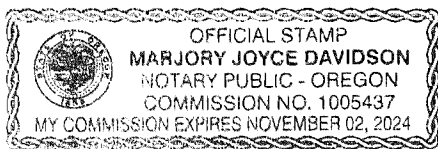
This record was acknowledged before me on April 16th, 2021 by Paula Jane Sabo as Successor Trustee of the Sabo Living Trust dated November 22, 1993.



Sonya June Wellman
NOTARY PUBLIC FOR OREGON
My commission expires: 08/19/2023

STATE OF OREGON)
County of Multnomah) ss.

This record was acknowledged before me on April 26, 2021 by Blanche Patricia Sabo as Successor Trustee of the Sabo Living Trust dated November 22, 1993.



Marjory J. Davidson
NOTARY PUBLIC FOR OREGON
My commission expires: _____

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A parcel of land within that tract of real property recorded in Volume 259 at page 658, Deed Records of Klamath County, Oregon, described therein as being situated in Sections 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian; said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of the above mentioned tract of real property; which corner is recorded as being in an old established fence line, distant 368 feet West, more or less, from the Northeast corner of the SE¼ of the SW¼ of Section 29, Township 39 South, Range 8 East of the Willamette Meridian; thence South 6°21' East along the West boundary of said tract of real property, a distance of 3466.24 feet to the true point of beginning of this description; thence South 51°11' East, 16.07 feet and South 31°27' East, 15.50 feet to the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Highway 66), as now constructed; thence North 67°22' East along said right of way boundary a distance of 209.44 feet; thence North 10°29' West 203.58 feet; thence South 67°22' West parallel with the highway right of way boundary, a distance of 212.85 feet, more or less, to the West boundary of the aforesaid tract of real property; thence South 6°21' East along same, a distance of 176.66 feet to the true point of beginning, being in Section 32, Township 39 South, Range 8 East of the Willamette Meridian.