

Space reserved for recorder's use

2021-007453

Klamath County, Oregon

05/10/2021 03:21:01 PM

Fee: \$92.00

Grantors:

Frederick W. Fahner, Trustee
Jessie P. Fahner, Trustee
2658 Fairway Drive
Klamath Falls, OR 97601

Grantees:

Frederick W. Fahner, Trustee
Jessie P. Fahner, Trustee
2658 Fairway Drive
Klamath Falls, OR 97601

After recording, return to:

Frederick W. Fahner, Trustee
Jessie P. Fahner, Trustee
2658 Fairway Drive
Klamath Falls, OR 97601

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

Until a change is requested all tax statements
shall be sent to the following address:
2658 Fairway Drive, Klamath Falls, OR 97601

FNC-ARS-355006

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FREDERICK W. FAHNER and JESSIE P. FAHNER, Trustees of The 1996 Fahner Family Trust Revocable Living Trust Agreement, hereinafter referred to as "GRANTORS", do hereby grant, bargain, sell and convey unto FREDERICK W. FAHNER and JESSIE P. FAHNER, Trustees of The 1996 Fahner Family Trust Revocable Living Trust Agreement dated January 4, 1996, as amended and restated February 6, 2008, *and any further amendments thereto*, hereinafter "GRANTEES", the following lands and property, together with all improvements located thereon, lying in the County of Klamath State of Oregon to-wit:

PARCEL ONE A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 39 S-, RANGE 9 E.W.M., DESCRIBED AS FOLLOWS T BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 355 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH AND 355 FEET EAST OF THE WEST LINE OF THE SE1/4 OF NW1/4 OF SECTION 8, 390 FEET, MORE OR LESS, TO THE SOUTH LINE OF DEED RECORDED JULY 15, 1943 IN DEED VOLUME 156 AT PAGE 579; THENCE EAST ALONG THE SOUTH LINE OF SAID DEED TO THE WEST RIGHT OF WAY LINE OF MEMORIAL DRIVE, ALSO KNOWN AS, CUMBERLAND ROAD; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF DEED RECORDED APRIL 26, 1962 IN DEED VOLUME 337 AT PAGE 134; THENCE WEST ALONG THE NORTH LINE OF SAID DEED TO A POINT 355 FEET EAST OF THE WEST LINE OF GOV'T LOTS 3 AND 4; THENCE NORTH PARALLEL TO AND 355 FEET EAST OF SAID WEST LINE TO THE POINT OF BEGINNING. SAVING AND EXCEPTING THAT PORTION CONTAINED IN PARCEL TWO BELOW.

PARCEL TWO A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 39 S., RANGE 9 E.W.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED VOLUME M-66 ON PAGE 11553 DEED RECORDS OF KLAMATH COUNTY, OREGON FROM WHICH THE NORTHWEST CORNER OF GOVERNMENT LOT 3 BEARS WEST 355 FEET; THENCE S. 00 DEGREES 38' E. ALONG SAID WEST LINE 1120 FEET TO A 5/8 INCH PIN MARKING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WEST LINE S. 00 DEGREES 38' E., 100.00 FEET TO A 5/8 INCH IRON PIN; THENCE LEAVING SAID WEST LINE AND RUNNING EAST 468.57 FEET TO A 5/8 INCH IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF MEMORIAL DRIVE, ALSO KNOWN AS CUMBERLAND ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; N. 20 DEGREES 46' E. 54.50 FEET; N. 28 DEGREES 11' E. 55.68 FEET TO A 5/8 INCH IRON PIN ON SAID WEST RIGHT-OF-WAY LINE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND RUNNING WEST, 515.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM FREDERICK W. FAHNER AND JESSIE P. FAHNER, HUSBAND AND WIFE TO FREDERICK W. FAHNER AND JESSIE P. FAHNER, TRUSTEES OF THE 1996 FAHNER FAMILY TRUST REVOCABLE LIVING TRUST AGREEMENT BY BARGAIN AND SALE DEED RECORDED FEBRUARY 26, 2001 IN VOLUME M01, PAGE 7537.

PROPERTY ADDRESS: 2658 Fairway Drive, Klamath Falls, OR 97601
The legal description was provided by agent for grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00, (See ORS 93.030)

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

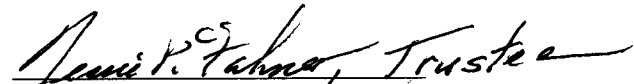
In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

WITNESS Grantors hands this the 26 day of April, ~~2020~~ 2021

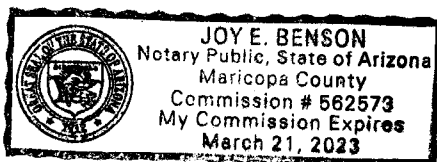

FREDERICK W. FAHNER, Trustee of
The 1996 Fahner Family Trust Revocable
Living Trust Agreement


JESSIE P. FAHNER, Trustee of
The 1996 Fahner Family Trust Revocable
Living Trust Agreement

STATE OF ~~OREGON~~ Arizona }

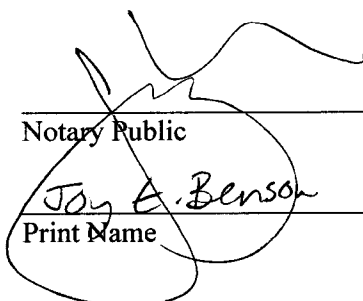
COUNTY OF Yavapai }

This instrument was acknowledged before me on April 26, 2021 (date) by
FREDERICK W. FAHNER and JESSIE P. FAHNER, Trustees of The 1996 Fahner Family Trust
Revocable Living Trust Agreement.



My Commission Expires:

3-21-23



Notary Public

Joy E. Benson

Print Name