

2021-007685

Klamath County, Oregon



00280130202100076850040048

05/13/2021 03:57:05 PM

Fee: \$97.00

Grantor's Name and Address

Bradford J. Aspell and Susan E. Aspell, husband and wife, tenants by the entirety, 2309 Linda Vista Dr. Klamath Falls, OR 97601

Grantee's Name and Address

Bradford J. Aspell and Susan E. Aspell, Trustees of the Bradford J. and Susan E. Aspell Family Trust, *uid May 13, 2021* 2309 Linda Vista Dr. Klamath Falls, OR 97601

After Recording Return to:

Bradford J. and Susan E. Aspell 2309 Linda Vista Dr. Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Bradford J. and Susan E. Aspell 2309 Linda Vista Dr. Klamath Falls, OR 97601

BARGAIN AND SALE DEED

We, Bradford J. Aspell and Susan E. Aspell, husband and wife, tenants by the entirety, do hereby grant, bargain and convey all right, title and interest to Bradford J. Aspell and Susan E. Aspell, Trustees of the Bradford J. and Susan E. Aspell Family Trust, *uid May 13, 2021*, the following described real property situate in Klamath County, Oregon, to wit:

SEE ATTACHED EXHIBIT A

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Estate planning purposes. 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.

DATED this 13 day of May, 2021.

Bradford J. Aspell
Bradford J. Aspell

Susan E. Aspell
Susan E. Aspell

STATE OF OREGON)
)ss.
County of Klamath)

ACKNOWLEDGED BEFORE ME this 13 day of May, 2021, by Bradford J. Aspell and Susan E. Aspell.

Sandra Hoskins
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-2021

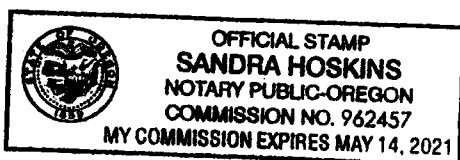


EXHIBIT A

Parcel 1:

Lot 2, Block 2, First Addition to Loma Linda Heights, together with a portion of Lot 3, Block 2 of "First Addition to Loma Linda Heights", situated in the NW1/4 SE1/4 of Section 28, T38S, R9EWM, Klamath County, Oregon, together with the following:

Beginning at the Northwest Corner of said Lot 3; Thence N88°51'05"E, along the North Line of said Lot 3, 2.00 feet; thence leaving the said North Line, S01°45'30"E 44.87 feet; thence S03°19'18"E 76.19 feet to a point on the South Line of said Lot 3, from which the Southwest Corner of said Lot 3 bears S89°09'05"W 6.00 feet; thence S89°09'05"W 6.00 feet to the Southwest Corner of said Lot 3; thence N00°50'55"W 120.98 feet to the point of beginning, containing 437 square feet, more or less, with bearings based on the plat of "First Addition to Loma Linda Heights", on file at the office of the Klamath County Clerk,

Parcel 2:

All that part of Lot 1 in Block 36 of Original Town of Linkville, (now City of Klamath Falls), Oregon, described as follows, to-wit:

Beginning at the Northerly corner of Lot 1 of said Block and Addition; thence 8 feet Southeasterly along the Easterly line of said Lot 1 to the true point of beginning; thence Southeasterly along said Easterly line of said Lot 1, 50 feet; thence Southwesterly at right angles with Fifth Street a distance of 66 1/2 feet; thence Northwesterly at right angles and parallel with Fifth Street a distance of 50 feet; thence Northeasterly at right angles a distance of 66 1/2 feet to the point of beginning, being a tract of land facing 50 feet on Fifth Street and extending Southwesterly 66 1/2 feet, all in Lot 1, Block 36 Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

An undivided 1/3 interest in and to:

Lots 1A, 1B, 1C, in Block 5 of Supplemental Plat of Railroad 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.

Parcel 4:

An undivided 1/3 interest in and to:

Lots 2A and 2B in Block 5 of Railroad Addition of the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 5:

Lots 11A and 11B in Block 4 of Railroad Addition to the City of Klamath Falls, Oregon, according to the supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 6:

Lot 12A and 12B, Block 4, supplemental plat of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 7:

An undivided 1/2 interest in and to:

Lot 14, and Lot 13 EXCEPT the North 10 feet thereof, in Block 5 of DIXON ADDITION to the City of Klamath Falls, Oregon.

Parcel 8:

An undivided 1/2 interest in and to:

The North 10 feet of lot 13 in Block 5 of Dixon Addition to the City of Klamath Falls, Oregon.

Parcel 9:

Lot 4 in Block 2 of Dixon 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.

Parcel 10:

Lot 5 in Block 2 of Dixon 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.

Parcel 11:

Lot 6 in Block 2 of Dixon 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.

Parcel 12:

Part of W 1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the South line of the NE 1/4 of said Section 32 from which the quarter corner common to Sections 32 and 33 bears North 89° 34' East 882 feet distant; thence running South 89° 34' West a distance of 120 feet to a point; thence North 0° 06' East 1,008.65 feet to a point on the Southerly line of the Ashland-Klamath Falls Highway; thence along said Southerly line of the Ashland-Klamath Falls Highway North 72° 21' East to a point thereon which is on a line extending North 0° 06' East from the point of beginning; thence South 0° 06' West to the point of beginning.