

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Stephen Lund 4313 Winter Avenue Klamath Falls, OR 97603
--	---



05/14/2021 11:26:38 AM

Fee: \$92.00

Grantors:
Michael Lund, Trustee
Ruth I. Lund Trust
15050 Keno Worden Rd.
Klamath Falls, OR 97603

Grantee:
Stephen Lund
4313 Winter Ave.
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Michael Lund as Trustee of the Ruth I. Lund Trust, Grantor conveys to Stephen Lund, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point which lies N. 1°12'W. a distance of 331.4 feet along the section line and N. 88°57' E. a distance of 477 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing N. 88°57' E. a distance of 67.5 feet to a point; thence N. 1°12' W. parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S ½ of the SW ¼ of the NW ¼ of Section 11; thence S. 88°58' W. along the said North line of the S ½ of the SW ¼ of the NW ¼ of Section 11, a distance of 67.5 feet to an iron pin; thence S. 1°12' E. a distance of 331.45 feet, more or less to the point of beginning, being in the S ½ of the SW ¼ of NW ¼ of Section 11, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon. There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of this tract.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground, including but not limited to the following:

1. Location of power, telephone, water and sewer lines as the same may now exist.
2. An easement created by instrument, including the terms and provisions thereof, over and across the South 20 feet of Lot 12 in said Block "D", recorded in Book 80 at Page 444 of the Record of Deeds.

The true and actual consideration for this transfer is \$112,967.00. Grantee, as further consideration for this transfer, shall hold harmless and indemnify Grantors from any claim, fine, or liability to Klamath County.

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.

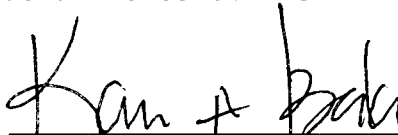
DATED this 14 day of APRIL, 2021.



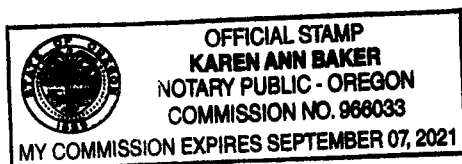
Michael Lund,
Trustee of the Ruth I. Lund Trust
Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 14 day of April, 2021, the above-named Michael Lund, Trustee of the Ruth I. Lund Trust, Grantor and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: 9-7-2021



**CERTIFICATION OF TRUST
PURSUANT TO ORS 130.860**

1. The Ruth I. Lund Living Trust was created on August 20, 2007 (the "Trust").
2. The Successor Trustor of the Trust is Michael E. Lund. The original Trustor was Ruth I. Lund, who died on October 4th, 2018.
3. The currently acting Trustee of the Trust is Michael E. Lund, whose mailing address is 15050 Keno Worden Road, Klamath Falls, OR 97603. The successor Trustee is Patricia A. Brewer, whose mailing address is 14025 Keno Terrace Drive, Klamath Falls, OR 97601.
4. The Trustees' powers include all powers conferred upon a trustee under ORS Chapter 130.
5. The Trust became irrevocable and non-amendable by the Successor Trustor upon the death of the original Trustor.
6. The taxpayer identification number for the Trust is 562-26-0187.
7. Trust assets should be taken in the name: "Ruth I. Lund Living Trust."
8. The Trust has not been further revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect. The Trust is currently administered under the laws of the state of Oregon.



Michael E. Lund, Trustor and Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Michael E. Lund, as Trustor and Trustee on this 14 day of APRIL, 2021 and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 9-7-2021

