Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

Gregory L. Ridgway and Dorene L. Ridgway Trustees of the Ridgway Trust

5747 Engleman Spruce Way

Klamath Falls, OR 97601

Grantors:

Gregory L. Ridgway and Dorene L. Ridgway 5747 Engleman Spruce Way Klamath Falls, OR 97601

Grantee:

Gregory L. Ridgway and Dorene L. Ridgway Trustees of the Ridgway Trust 5747 Engleman Spruce Way Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Gregory L. Ridgway and Dorene L. Ridgway, as tenants by the entirety, Grantors, convey to Gregory L. Ridgway and Dorene L. Ridgway, Trustees of the Ridgway Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of LP 27-20, being a replat of Lots 190 and 191, Tract 1496, RIDGEWATER PHASE 1 FIRST ADDITION situated in the SE 1/4 NW 1/4 of Section 36, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, City of Klamath Falls

The true and actual consideration for this transfer is \$0.

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.

ED this 20th day of May, 2021

Dorene L. Ridgway, Grantor

2021-008171

05/21/2021 01:25:38 PM

Klamath County, Oregon

Fee: \$82.00

STATE OF OREGON

) ss.

County of Klamath

Personally appeared before me this 20th day of May, 2021, the above-named Gregory L. Ridgway and Dorene L. Ridgway, Grantors, and acknowledged the foregoing instrument to be their voluntary act.

OFFICIAL STAMP JULIE A. BLAIR NOTARY PUBLIC - OREGON COMMISSION NO. 965627 MY COMMISSION EXPIRES AUGUST 21, 2021

Notary Public for Oregon My Commission expires: 8/2