

2021-008381

Klamath County, Oregon

05/26/2021 11:04:01 AM

Fee: \$87.00

Prepared By:

Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**

Daniel L. Justman and Monica D. Justman
3745 Choke Cherry Court
Klamath Falls, OR 97603-5293

Return To:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:

67362342

STATUTORY BARGAIN AND SALE DEED

DANIEL L. JUSTMAN and MONICA D. JUSTMAN, husband and wife, Grantors, convey to DANIEL L. JUSTMAN and MONICA D. JUSTMAN, Trustees or their successors in trust under THE JUSTMAN FAMILY TRUST DATED AUGUST 6, 2008, and any amendments thereto, Grantees, the following-described real property located in Klamath County, Oregon:

PARCEL 2 OF LAND PARTITION 39-00 PARCEL 1 OF LAND PARTITION 56-98, SITUATED IN THE SW1/4 NW1/4 SECTION 10, TOWNSHIP 39 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR ACCESS, PUBLIC UTILITIES, SEWER AND DRAINAGE OVER, ACROSS AND UNDER CHOKECHERRY COURT AS CREATED BY INSTRUMENT DATED MAY 12, 1991, RECORDED NOVEMBER 12, 1992 IN VOLUME M92, PAGE 26854, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, EXCEPT THE WEST 30 FEET OF SAID PARCEL 2 LYING WITHIN SAID CHOKECHERRY COURT.

Commonly known as: 3745 Choke Cherry Court, Klamath Falls, OR 97603-5293

Parcel ID: R887293

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

Attached to and becoming a part of Deed between DANIEL L. JUSTMAN and MONICA D. JUSTMAN, husband and wife, as Grantors and DANIEL L. JUSTMAN and MONICA D. JUSTMAN, Trustees or their successors in trust under THE JUSTMAN FAMILY TRUST DATED AUGUST 6, 2008, and any amendments thereto, as Grantees.

Dated this 20th of APRIL, 2021.



DANIEL L. JUSTMAN



MONICA D. JUSTMAN

State of OREGON)
County of CLATSOP) ss.

On the 20th day of APRIL, 2021, personally appeared before me the above-named **DANIEL L. JUSTMAN** and **MONICA D. JUSTMAN**, who declared the foregoing instrument to be their voluntary act and deed.



Notary Public - State of OREGON

