

Grantor's Name and Address
LINDA ROBUSTELLI, TRUSTEE
BETTY C. VANRANSLER LOVING TRUST
DATED SEPTEMBER 10, 1999
P.O. BOX 844
MERRILL, OREGON 97633
Grantee's Name and Address
LINDA ROBUSTELLI
P.O. BOX 844
MERRILL, OREGON 97633
After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504
Until requested otherwise, send all tax statements to:
LINDA ROBUSTELLI
P.O. BOX 844
MERRILL, OREGON 97633



00280935202100083900020027

05/26/2021 11:15:57 AM

Fee: \$87.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LINDA ROBUSTELLI, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE BETTY C. VANRANSLER LOVING TRUST DATED SEPTEMBER 10, 1999, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto LINDA ROBUSTELLI hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

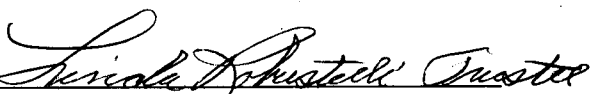
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of May, 2021; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


LINDA ROBUSTELLI, TRUSTEE

State of Oregon

County of Klamath

Before me this 13th day of May, 2021, personally appeared LINDA ROBUSTELLI, TRUSTEE, UNDER THE BETTY C. VANRANSLER LOVING DATED SEPTEMBER 10, 1999, and acknowledged the foregoing instrument to be their voluntary act and deed.





Notary Public
My Commission expires: September 16, 2023

EXHIBIT "A"

Lot 3 and the South 15 feet of Lot 2 in Block 23 of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1979-80 are now a lien but not yet payable.
2. Any unpaid charges or assessments of the City of Merrill for municipal improvements.
3. Reservations and restrictions contained in deed from Klamath County School District to F. E. Trotman, dated march 5, 1937, recorded March 8, 1937, in Deed Volume 108 page 204, records of Klamath County, Oregon, as follows: "This conveyance, however, is made upon the further consideration that the grantee, his heirs and assigns, shall not erect upon said premises any structure designed for resident purposes nor permit any structure erected on said premises to be used for residence purposes unless the first cost of such structure is at least \$2,000.00"