

2021-008538

Klamath County, Oregon

05/28/2021 11:02:01 AM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Jarvis, Dreyer, Glatte & Larsen, LLP
823 Alder Creek Drive
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

David & Lynne LeBlanc
5820 Havencrest Dr.
Klamath Falls, OR 97603

GRANTEE:

David L. LeBlanc & Lynne T. LeBlanc, trustees of the
David L. and Lynne T. LeBlanc Living Trust dated May 27, 2021
5820 Havencrest Dr.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, DAVID L. LEBLANC and LYNNE T. LEBLANC, as tenants by the entirety, as Grantors, do hereby grant, bargain, sell and convey unto, DAVID L. LEBLANC and LYNNE T. LEBLANC, trustees of the DAVID L. AND LYNNE T. LEBLANC LIVING TRUST dated May 27, 2021, as Grantee, all that certain real property located in Klamath County, Oregon, and more particularly described as follows:

Lot 15 in Block 6 of Tract 1207-SECOND ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Real Property or its address is commonly known as 5820 Havencrest Dr, Klamath Falls, OR 97603. The Real Property tax identification number is R17608

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective this May 27, 2021.

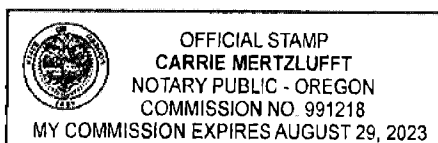
GRANTORS:

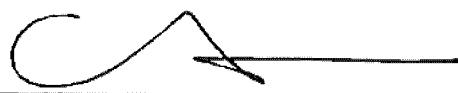

David L. LeBlanc


Lynne T. LeBlanc

STATE OF OREGON)
) ss.
County of Jackson)

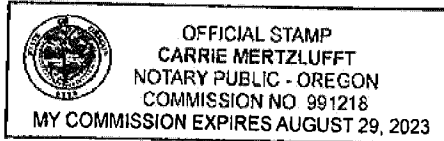
On this May 27, before me, the undersigned Notary Public in and for said State, personally appeared DAVID L. LEBLANC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

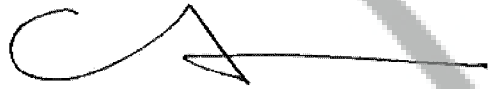



Notary Public for the State of Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On this May 27, 2021, before me, the undersigned Notary Public in and for said State, personally appeared LYNNE T. LEBLANC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.





Notary Public for the State of Oregon

Bargain & Sale Deed (5820 Havencrest Dr. Klamath Falls OR)