



THIS SPACE RESERVED FOR

2021-009219
Klamath County, Oregon
06/10/2021 12:32:00 PM
Fee: \$92.00

Joanne H. Larsen
5825 Pleasant Valley Rd
Oakdale, CA 95361
Grantor's Name and Address

Joanne Larsen
5825 Pleasant Valley Rd
Oakdale, CA 95361
Grantee's Name and Address

After recording return to:
Joanne Larsen
5825 Pleasant Valley Rd
Oakdale, CA 95361

Until a change is requested all tax statements
shall be sent to the following address:
Joanne Larsen
5825 Pleasant Valley Rd
Oakdale, CA 95361

File No. 450996AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Joanne H. Larsen, Trustee of the Exempt Trust for the benefit of Joanne Larsen created by the John L. Hertle Revocable Trust dated November 25, 1996

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Joanne H. Larsen

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

The Northeast 1/4 of the Southeast 1/4 of Section 7, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon.

Excepting therefrom any portion lying within the USBR D-16 Lateral and the No. 10 Drain.

The true consideration for this conveyance is zero consideration.

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

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, the grantor has executed this instrument this 7 day of June, 2021, if a corporate grantor, 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.

The Exempt Trust for the benefit of Joan Larsen created by John L. Hertle Revocable Trust

Joanne H. Larsen
Joanne H. Larsen, Trustee

State of Oregon } ss.
County of Klamath }

On this ____ day of _____, 20____, before me,
_____, a Notary Public in and for said state, personally appeared
Joanne H. Larsen known or identified to me to be the person whose name is subscribed to the
foregoing instrument as trustee of the Exempt Trust for the benefit of Joanne Larsen created by the
John L. Hertle Revocable Trust, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

See Attached Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

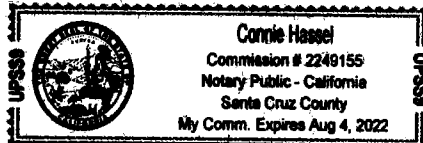
On June 7, 2021, before me, Connie Hassel,

NOTARY PUBLIC, personally appeared Joanne H. Larsen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Connie Hassel (Seal)

ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: Bargain And Sale Deed

Document Date: June 7, 2021