

2021-009253

Klamath County, Oregon

06/11/2021 08:23:00 AM

Fee: \$87.00

After recording return to:

John D. Sorlie
Bryant, Lovlien & Jarvis, P.C.
591 S.W. Mill View Way
Bend, Oregon 97702

**Until a change is requested, all tax statements
shall be sent to the following address:**

**Edwin J. Vieira, Trustee
32821 Sprague River Road
Sprague River, OR 97639**

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

EDWIN J. VIEIRA, Grantor, conveys to **EDWIN J. VIEIRA, Trustee, or the Successor Trustee, of the Edwin J. Vieira Trust UTA dated June 10, 2021**, Grantee, the real property located at Klamath County, Oregon, being more particularly described as follows:

Parcel 1

Lots 19 and 20, in Block 60 of GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

The W1/2SE1/4NE1/4, in Section 23, Township 36, South Range 11 East of the Willamette Meridian, Klamath County, Oregon. Together with Easement as disclosed by deed recorded in Volume M80 page 15375, Deed Records of Klamath County, Oregon, for the purpose of ingress and egress and utility purposes.

Tax Account No. 3611-2300-500


subject to all encumbrances, easements and restrictions of record.

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.

DATED: June 10, 2021

Grantor:


EDWIN J. VIEIRA

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on the 10th day of June, 2021, by EDWIN J. VIEIRA, to be his voluntary act and deed. Before Me:


Notary Public for Oregon

