

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
James Michael Colahan
853 S. Alameda Avenue
Klamath Falls, OR 97601

2021-009755

Klamath County, Oregon



00282467202100097550020022

06/22/2021 11:23:08 AM

Fee: \$87.00

Grantor:

James Michael Colahan, Successor Trustee
of the James and Vieva Colahan Trust
853 S. Alameda Avenue
Klamath Falls, OR 97601

Grantee:

James Michael Colahan
853 S. Alameda Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

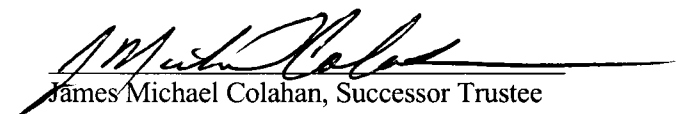
James Michael Colahan, Successor Trustee of the James and Vieva Colahan Trust, Grantor, conveys to James Michael Colahan, Grantee, all its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A, attached hereto and referenced herein.

The true and actual consideration for this transfer is trust distribution.

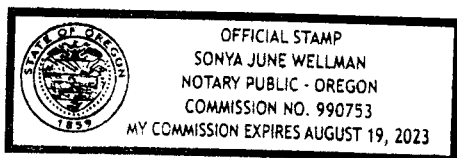
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 21st day of June, 2021.


James Michael Colahan, Successor Trustee
of the James and Vieva Colahan Trust, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared, James Michael Colahan, Successor Trustee of the James and Vieva Colahan Trust, Grantor, on this 21st day of June, 2021 and acknowledged the foregoing to be their true act and deed. Before me:



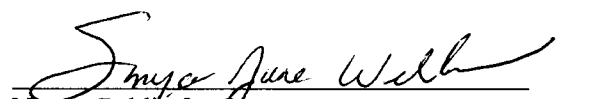

Notary Public for Oregon
My Commission expires: 08/19/2023

EXHIBIT A

Beginning at a point North along the quarter line a distance of 154.2 feet from the center of Section 7, Township 38 S., R. 9 E., W.M., and running thence North $89^{\circ} 49'$ West a distance of 412.95 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence North $6^{\circ} 02'$ East along the said Easterly right of way line of the Dalles-California Highway a distance of 107.5 feet to a point; thence South $89^{\circ} 49'$ East a distance of 401.68 feet to a point on the above mentioned line; thence South along said quarter line 106.94 feet to the point of beginning; said tract containing 1 acre, more or less, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, township 38 S., R. 9 E. W. M.