

After recording, return to:  
Robert Snyder, Attorney at Law  
P. O. Box 486  
Sweet Home, OR 97386

**2021-009813**  
Klamath County, Oregon



06/23/2021 12:46:56 PM

Fee: \$82.00

Send tax statements to:  
Marvin J. Cosby, Trustee  
6384 F. Street  
Springfield, OR 97478

BARGAIN AND SALE DEED

MARVIN JOHN COSBY, called the grantor, hereby conveys unto MARVIN J. COSBY, Trustee of the MARVIN J. COSBY LIVING TRUST dated June 15, 2021, herein called the grantee, all of the grantor's right, title and interest to that real property situated in the County of Klamath, State of Oregon, described as follows:

Lot 31, Block 4, Tract 1042, Two Rivers North According To The Official Plot Thereof On File In The Office Of The County Clerk, Klamath County, Oregon

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is the benefit to be derived from said trust by the grantor.

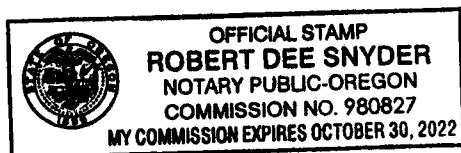
Dated this 15th day of June, 2021.

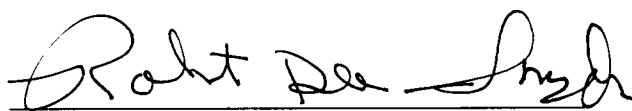
  
Marvin John Cosby

STATE OF OREGON            )  
  )   ss.  
County of LINN            )

Personally appeared on June 15, 2021 the above named MARVIN JOHN COSBY and acknowledged the foregoing instrument to be his voluntary act.

BEFORE ME:



  
Notary Public for Oregon  
My Commission Expires: 10.30.22