2021-010672

Klamath County, Oregon

07/09/2021 09:02:00 AM

Fee: \$97.00

# RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

KATHRYN E. HOLLAND, Attorney at Law 900 Washington Street, Suite 820 Vancouver, WA 98660

#### MAIL TAX STATEMENTS TO:

Jerry and Yvette Molatore, et al. 2325 Linda Vista Drive Klamath Falls, OR 97601

## **BARGAIN AND SALE DEED**

Documentary transfer tax is none. No consideration – to change vesting.

THE GRANTOR, MELANIE A. WEAKLEY, who took title as MELANIE A. WEAKLY and MELANIE A. MOLATORE, whose current mailing address is P. O. Box 87325, Vancouver, Washington 98687,

hereby CONVEYS to

MELANIE A. WEAKLEY, Trustee of the MELANIE A. WEAKLEY LIVING TRUST dated July 16, 2019, whose current mailing address is P. O. Box 87325, Vancouver, Washington 98687,

her 2/9ths interest in the following-described real estate situated in the County of Klamath, State of Oregon, including any interest therein which Grantor may hereafter acquire:

Assessor's Parcel No: 323705

Legal description on attached Exhibit A

**AND** 

Assessor's Parcel No: 323741

Legal description on attached Exhibit B

BARGAIN AND SALE DEED

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(WEAKLEY; Gerrick and Melanie/D Klamath Deed to Melanie's Trust (2019))

PABST HOLLAND & REYNOLDS, PLLC ATTORNEYS AT LAW 900 Washington Street, Suite 820 Vancouver, Washington 98660 (360) 693-1910 • (503) 222-9201

**ACCEPTING** THIS **PERSON** BEFORE **SIGNING** OR INSTRUMENT. THE 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: July 6, 2021

Melanu G. Weakley
MELANIE A. WEAKLEY

STATE OF WASHINGTON )

: SS.

)

County of Clark

I certify that MELANIE A. WEAKLEY appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: <u>July 6</u>, 20 <u>H</u>

MELISSA B. WEITZ
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NO. 28439
COMMISSION EXPIRES
NOVEMBER 15, 2022

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 115-2022

BARGAIN AND SALE DEED

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# Exhibit A

The South ½ SW ¼ of Section 27, Township 36 South Range 9 East of the Willamette Meridian, Klamath County, Oregon according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

#### Exhibit B

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

## PARCEL 1:

The S ½ NE ¼ of Section 34, Township 36 South, Range 9 East of the Willamette Meridian Klamath County, Oregon, and the SW ¼ NW 1/4, NW ¼ SW ¼ of Section 35, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

# PARCEL 2:

The S ½ SE ¼ of Section 27, Township 36 South, Range 9 East of the Willamette Meridian Klamath County, Oregon and the N ½ NE ¼ of Section 34, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 3:

The E ½ E ½ NE ¼ SW ¼, the N ½ SE ¼, and Lots 3 and 4 of Section 34, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and the N ½ NW ¼, the SE ¼ NW ¼, the SW ¼ NE ¼, the S ½ NE ¼ SW ¼, and Lots 1, 2, 3 and 4 of Section 35, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.