

2021-011386

Klamath County, Oregon



00284401202100113860020027

07/23/2021 04:00:55 PM

Fee: \$87.00

Timothy J Meidinger and
 Pamela S Katchmar aka Pamela
 S Meidinger, 312 S Rogers St
 Klamath Falls, OR 97601

Grantor's Name and Address

Edwin L Brown & Lauren Brown co-Trustees
 1211 Hilton Dr
 Klamath Falls OR 97603

Grantee's Name and Address

SPACE RESERVED
 FOR
 RECORDER'S USE

After recording, return to (Name and Address):

Edwin & Lauren Brown co-trustees
 1211 Hilton Dr
 Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Timothy J Meidinger and Pamela S Katchmar
 aka Pamela S Meidinger hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Edwin L Brown
 and Lauren Brown Co-Trustees of The Edwin and Lauren Brown Revocable Living Trust dated 5/27/20
 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 Klamath County,
 State of Oregon, described as follows (legal description of property):

See attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 130,000⁰⁰. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ⁰⁰, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on JULY 23, 2021 ; any signature on behalf of a business or other entity is made with the authority of that entity.

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

Timothy J Meidinger
 Pamela S Meidinger

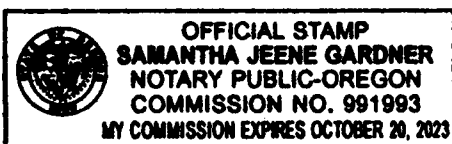
STATE OF OREGON, County of Klamath -

) ss.

This instrument was acknowledged before me on July 23, 2021
 by Pamela S. Meidinger and Timothy J. Meidinger

This instrument was acknowledged before me on

by _____
 as _____
 of _____



Samantha Gardner
 Notary Public for Oregon

My commission expires Oct. 20, 2023

Legal Description, Exhibit A

Beginning at a point on the West line of Rogers Street (formerly Paul Street) 180 feet Southerly from the Southeast corner of Lot 4 in Block 8 of LAKESIDE ADDITION to the City of Klamath Falls, Oregon, and running thence Southerly along the Westerly line of Rogers Street 70 feet; thence Westerly at right angles to the first course 100 feet; thence Northerly parallel to first course 70 feet; thence Easterly 100 feet to the point of beginning, situate in Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, and being that parcel of land formerly designated as Lot 8 and the Northerly 10 feet of Lot 9 in Block 8 of LAKESIDE ADDITION to the City of Klamath Falls, Oregon.