

2021-011924

Klamath County, Oregon



00285033202100119240020028

08/05/2021 09:39:16 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Patricia J. Forsythe
64815 Laidlaw Ln
Bend, OR 97703

Grantor:

Patricia J. Forsythe, Successor Trustee
of the Marcia Jeanne Forsythe Revocable
Living Trust
64815 Laidlaw Ln
Bend, OR 97703

Grantee:

Patricia J. Forsythe
64815 Laidlaw Ln
Bend, OR 97703

BARGAIN AND SALE DEED

Patricia J. Forsythe, Successor Trustee of the Marcia Jeanne Forsythe Revocable Living Trust Agreement dated March 29, 2000, Grantor, conveys to Patricia J. Forsythe, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

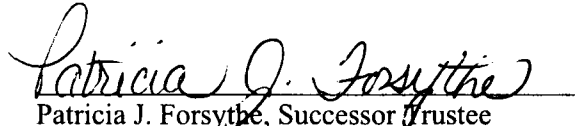
A tract of land situated in the southeast quarter of the southeast quarter of Section 33, Township 39 South, Range 9 East of the W.M., more particularly described as follows: Beginning at a point at the intersection of the northerly right-of-way line of Midland Road and the westerly right-of-way line of Washburn Way, said point being South 89°57'30" West 320.80 feet and North 00°10'55" West 30.00 feet from the southeast corner of said Section 33; thence South 89°57'30" West along the northerly line of said Midland Road 1005.79 feet to the west line of the southeast quarter of the southwest quarter of said Section 33; thence North 00°11'02" West along said line 917.50 feet; thence South 82°34'03" East 1134.93 feet to the westerly right-of-way line of the said Washburn Way; thence Southwesterly along the said westerly right-of-way line on the arc of a curve to the right (radius point bears South 53°32'55" East a distance of 602.96 feet, central angle is 36°38'00") 385.52 feet and South 00°10'55" East 409.80 feet to the point of beginning.

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

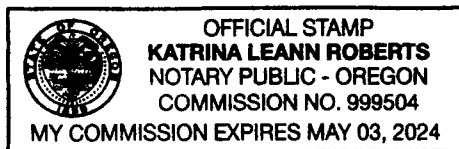
PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

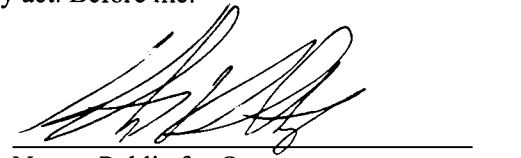
DATED this 3rd day of August, 2021.


Patricia J. Forsythe, Successor Trustee
of the Marcia Jeanne Forsythe
Revocable Living Trust, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 3rd day of August, 2021, the above-named Patricia J. Forsythe, Successor Trustee of the Marcia Jeanne Forsythe Revocable Living Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 5/3/2024