

Grantor: McLeod Revocable Trust

Grantee: Shelly McLeod

After recording, return and send tax statements to:

Shelly McLeod
4337 Lombard Street
Klamath Falls, OR 97603

2021-012463

Klamath County, Oregon



00285636202100124630010010

08/16/2021 09:54:48 AM

Fee: \$82.00

Returned at Counter

STATUTORY BARGAIN AND SALE DEED

* SHAWNEE HINSHAW, SUCCESSOR TRUSTEE, * ~~Shawnee Y Hinshaw~~

* Trustee of the McLeod Revocable Trust, Grantor, conveys Grantor's undivided interest unimproved real property located in Klamath County, Oregon, to, Shelly McLeod Grantee, in the real property free of encumbrances except as specifically set forth herein, more particularly described as follows:

4337 Lombard Street, Klamath Falls, Oregon, legal description is:

CYPRESS VILLA 1st ADDITION, BLOCK 9, LOT 6

The true and actual consideration for this conveyance is estate planning.

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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13 day of January, 2021.

Shawnee Y Hinshaw
Shawnee Henshaw, Trustee

STATE OF OREGON, County of Klamath) ss.

On this 13th day of January, 2021, the foregoing instrument was acknowledged before me by, Trustee.

Michele Lea Wyatt
Notary Public for Oregon
My Commission Expires: July 14, 2023

