

**2021-013083**

**Klamath County, Oregon**

**08/26/2021 04:08:00 PM**

**Fee: \$87.00**

**After Recording Return to:**

Brandon C. Bittner  
Bittner & Hahs, P.C.  
4949 SW Meadows Road, Ste 260  
Lake Oswego, OR 97035

**Until a change is requested, all tax statements shall be sent to the following name and address:**

Kenneth J. Gerding and Robbi I. Gerding,  
Trustees  
10019 SW Balmer Circle  
Portland, OR 97219

**The true and actual consideration paid for this transaction is: 0.00**

Transfer to Living Trust

**Statutory Bargain and Sale Deed**

Robbi I. Gerding, Grantor, conveys to Kenneth J. Gerding and Robbi I. Gerding, Trustees of The Kenneth J. Gerding and Robbi I. Gerding Living Trust, dated August 19, 2021, and any amendments thereto, Grantee, all of her undivided one-third (1/3) interest in the following-described real property situated in Klamath County, State of Oregon:

Parcel #1: Mountain Lakes Homesites, Block 2, Lot 34

Parcel #2: Mountain Lakes Homesites, Block 2, Lot 35

Tax Account #: Parcel #1 – 319006

Parcel #2 - 318999

This property is free of liens and encumbrances, except for those of legal record.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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. 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,

