

2021-013928  
Klamath County, Oregon



09/14/2021 10:37:23 AM

Fee: \$82.00

**After recording, return to:**  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Dennis C. Hitt, Trustee  
of the Janis Hitt Credit Shelter Trust  
12445 Hwy 140 East  
Klamath Falls, OR 97603

**Grantor:**

Dennis C. Hitt, surviving Trustee  
of the Hitt Family Trust  
12445 Hwy 140 East  
Klamath Falls, OR 97603

**Grantee:**

Dennis C. Hitt, Trustee  
of the Janis Hitt Credit Shelter Trust  
12445 Hwy 140 East  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Dennis C. Hitt, surviving Trustee of the Hitt Family Trust, Grantor, conveys to Dennis C. Hitt, Trustee of the Janis Hitt Credit Shelter Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A 25 foot strip of land including the present easement for irrigation ditch, starting at a point on the South side of ditch, approximately 1500 feet North of the Center of Section 18, and running thence in a Northeasterly direction to a point at the Northeast corner of said Section 18; thence Northeasterly to a point approximately 540 feet East and 660 feet West of said Northeast corner, along and following the upper ditch as now constructed.

All in Section 18, Township 41 South, Range 14 East of the Willamette Meridian.

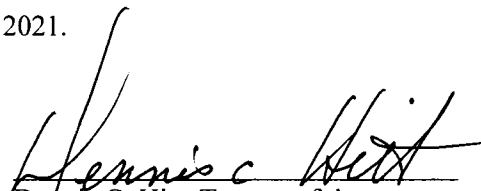
Account No. 4114-01800-00100-000

Property ID #860679

The true and actual consideration for this transfer is \$0.00.

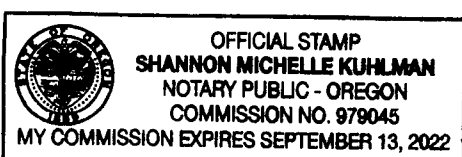
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

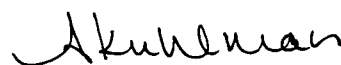
DATED this 9 day of Sept., 2021.

  
Dennis C. Hitt, Trustee of the  
Hitt Family Trust, Grantor

STATE OF OREGON   )  
                                  ) ss.  
County of Klamath   )

Personally appeared before me this 9<sup>TH</sup> day of SEPTEMBER, 2021, the above-named Dennis C. Hitt, surviving Trustee of the Hitt Family Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



  
Notary Public for Oregon  
My Commission expires: 09-13-2022