

2021-015692

Klamath County, Oregon



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10/18/2021 02:32:42 PM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

KIMBALL WALLIS

PO BOX 249

ST. PAUL, OR 97137-0249

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

KATHLEEN LINDEMANN;

KATHLEEN LINDEMANN, SOLE TRUSTEE OF

THE LINDEMANN - PATTERSON FAMILY TRUST

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

KIMBALL L. WALLIS AND JOANNE K. WALLIS, TRUSTEES OF

THE IVORY PINE REVOCABLE LIVING TRUST

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 1,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

IVORY PINE REVOCABLE LIVING

TRUST, C/O KIMBALL WALLIS

PO BOX 249, ST. PAUL, OR 97137-0249

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: “RERECORDED AT THE REQUEST OF _____
TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____.”

92-

Kathleen Lindemann, Individually, and as
Sole Trustee of The Lindemann - Patterson Family Trust
518 Southbridge Court
Encinitas, CA 92024

Grantor.

Kimball L. Wallis and Joanne K. Wallis,
Trustees of the Ivory Pine Revocable Living Trust
PO Box 249
St. Paul, OR 97137;

Grantees.

After recording, return to:

Ivory Pine Revocable Living Trust
c/o Kimball Wallis
PO Box 249
St. Paul, OR 97137

Send tax statements and notices to:

Ivory Pine Revocable Living Trust
c/o Kimball Wallis
PO Box 249
St. Paul, OR 97137

BARGAIN AND SALE DEED

Grantor: Kathleen Lindemann, Individually, and as Sole Trustee of the Lindemann - Patterson Family Trust under the provisions of a Trust Agreement dated July 19, 2007, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey to Kimball L. Wallis and Joanne K. Wallis, Trustees of the **Ivory Pine Revocable Living Trust** under Trust Agreement dated August 17, 2021, hereinafter **Grantees**, and unto Grantees' heirs, successors, and assigns, the following described real property situated in Klamath County, Oregon, together with the tenements, hereditaments, and appurtenances thereunto belonging in any way appertaining, situated in Klamath County, Oregon, as follows:

LEGAL DESCRIPTION:

1. **Lot 56 in Block 4 of KLAMATH FOREST ESTATES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (For reference only: Klamath County Assessor Parcel #260390; Map Tax Number 3510-015D0-01200.)

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

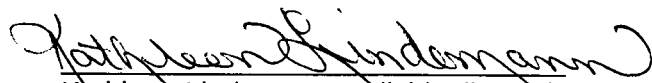
The true consideration for this conveyance is \$1,000.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11th day of October, 2021.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



Kathleen Lindemann, Individually, and
as Sole Trustee for the Lindemann - Patterson Family Trust

State of CALIFORNIA)
) ss.
County of San Diego)

On October 11, 2021 before me, Nancy Jaquay, Notary Public, personally appeared Kathleen Lindemann, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public for California

