

**2021-016058**

**Klamath County, Oregon**

10/25/2021 12:56:01 PM

Fee: \$87.00

**Until a Change is Requested,  
Mail Tax Statements To:**  
Joan F. Riker  
2075 Calhoun Street  
Klamath Falls, OR 97601-1517

**Return To:**  
Joan F. Riker  
2075 Calhoun Street  
Klamath Falls, OR 97601-1517

**Order Number:**  
69312246

**STATUTORY BARGAIN AND SALE DEED**

**JOAN F. RIKER, Trustee of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST,** Grantor, conveys to **JOAN F. RIKER,** an unmarried woman, Grantee, the following-described real property located in Klamath County, Oregon:

LOTS 10 THROUGH 12, BLOCK 14, OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Commonly known as: 2075 Calhoun Street, Klamath Falls, OR 97601

Parcel ID: 174206

BEING the same property conveyed to JOSEPH T. RIKER, III and JOAN F. RIKER, TRUSTEES OF THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST by Deed from JOSEPH T. RIKER, III and JOAN F. RIKER, husband and wife, dated March 13, 2020 and recorded March 25, 2020 as Instrument No. 2020-003611 in Recorder's Office of Klamath County, Oregon.

WHEREAS, the said JOSEPH T. RIKER, III a/k/a JOSEPH THADDEUS RIKER, III died on March 31, 2021, as evidenced by a Certificate of Death of record issued by the State of Oregon.

WHEREAS, THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST, appointed the JOAN F. RIKER, Trustee herein, as successor trustee for the said JOSEPH T. RIKER, III a/k/a JOSEPH THADDEUS RIKER, III.

The true and actual consideration for this conveyance is: Zero Dollars (\$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 18 of October, 2021.

Joan F. Riker, Trustee  
JOAN F. RIKER, Trustee of THE JOSEPH T.  
RIKER, III AND JOAN F. RIKER TRUST

State of OREGON,  
County of KLAMATH ss.

On the 18<sup>th</sup> day of OCTOBER, 2021, personally appeared before me  
the above-named JOAN F. RIKER, Trustee of THE JOSEPH T. RIKER, III AND JOAN F.  
RIKER TRUST, who declared the foregoing instrument to be her voluntary act and deed.

JoAnn R. Siebecke  
Notary Public - State of OREGON

