

2021-016060

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, Trustee
2075 Calhoun Street
Klamath Falls, OR 97601-1517

Return To:

Joan F. Riker, Trustee
2075 Calhoun Street
Klamath Falls, OR 97601-1517

Order Number:

69312246

STATUTORY BARGAIN AND SALE DEED

JOAN F. RIKER, an unmarried woman, Grantor, conveys to **JOAN F. RIKER, Trustee of THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST**, 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

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.

[SPACE INTENTIONALLY LEFT BLANK]

Dated this 18 of October, 2021

Joan F. Riker
JOAN F. RIKER

State of OREGON) ss.
County of CLATSOP)

On the 18th day of OCTOBER, 2021, personally appeared before me the above-named **JOAN F. RIKER**, who declared the foregoing instrument to be her voluntary act and deed.

John R. Siebecke
Notary Public - State of OREGON

