

2021-016670

Klamath County, Oregon



11/04/2021 11:13:03 AM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Ryan R. Mengis, Trustee
Katie L. Mengis, Trustee
4233 Arthur Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 22nd day of October 2021, by Ryan Mengis and Katie Mengis, husband and wife, Grantors, who convey to Ryan R. Mengis and Katie L. Mengis, Trustees of the Ryan R. Mengis and Katie L. Mengis Revocable Living Trust Dated October 22nd, 2021, and their successors in Trust, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, to-wit:

Lot 44 CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-010CD-02600 and Tax Account No. 543790

More commonly referred to as 4233 Arthur Street, Klamath Falls, Oregon 97603.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantors have executed this instrument this 22nd day of October 2021.



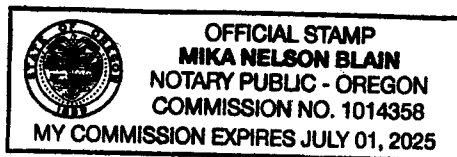
Ryan Mengis




Katie Mengis

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 22nd, 2021, by Ryan Mengis and Katie Mengis.





Notary Public for Oregon
My Commission Expires: 07/01/2025