2021-016866Klamath County, Oregon



11/08/2021 03:04:49 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Recording requested and when recorded return to:

Until a change is requested, all tax statements shall be sent to the following address:

Erin K. MacDonald Karnopp Petersen LLP 360 SW Bond Street, Suite 400 Bend, Oregon 97702

No change

The true consideration for this conveyance is for estate planning purposes.

JOHN ELLERY, Grantor, conveys to **JOHN C. ELLERY**, as Trustee of the John C. Ellery Declaration of Trust U/T/A dated August 3, 2005, Grantee, whose address is 9770 NW Sharp Road, Prineville, OR 97754, the following described real property:

The W ½ NW 1/4 of Section 33 in Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom a road 100 feet wide by Deed recorded August 29, 1956 in Book 286, page 263, Deed Records of Klamath County, Oregon.

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

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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 26th day of October, 2021.

JOHN ELLERY

STATE OF OREGON

) ss.

County of Deschutes

The foregoing instrument was acknowledged before me this 26th day of October, 2021, by **JOHN ELLERY**.

OFFICIAL STAMP
KAREN M KEMP
NOTARY PUBLIC-OREGON
COMMISSION NO. 981111
MY COMMISSION EXPIRES NOVEMBER 13, 2022

MARY PUBLIC FOR OREGON

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