

2021-017123
Klamath County, Oregon



00290871202100171230010019

11/15/2021 09:50:18 AM

Fee: \$82.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Dennis C. Hitt, Trustee
of the Janis Hitt Credit Shelter Trust
12445 Hwy 140 East
Klamath Falls, OR 97603

Grantor:
Dennis C. Hitt, Trustee
of the Hitt Family Trust
12445 Hwy 140 East
Klamath Falls, OR 97603

Grantee:
Dennis C. Hitt, Trustee
of the Janis Hitt Credit Shelter Trust
12445 Hwy 140 East
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Dennis C. Hitt, surviving Trustee of the Hitt Family Trust, Grantor, conveys to Dennis C. Hitt, Trustee of the Janis Hitt Credit Shelter Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon,
described as follows:

Section 18: A 25 foot strip of land including the present easement for irrigation ditch, starting at a point on the South side of ditch, approximately 1500 feet North of the Center of Section 18, and running thence in a Northeasterly direction to a point at the Northeast corner of Section 18; thence Northeasterly to a point approximately 540 feet East of 660 feet West of said Northeast corner, along and following the upper ditch as now constructed.

EXCEPTING THEREFROM all that portion lying in the S1/2 NE1/4 of said section, township and range.

Account No. 4114-00000-01300-000


Property ID #116261

The true and actual consideration for this transfer is \$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 2 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 05 day of November, 2021.

2010.


Dennis C. Hitt, Trustee of the
Hitt Family Trust, Grantor

[illegible]

Personally appeared before me this 05 day of November, 2021, the above-named Dennis C. Hitt, surviving Trustee of the Hitt Family Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act.

Megane Green
Notary Public for Oregon
My Commission expires: November 1, 2024

