

**RECORDING REQUESTED BY:**

Western Title & Escrow  
360 SW Bond, Ste 100  
Bend, OR 97702

**2021-017495**

Klamath County, Oregon

11/22/2021 04:01:01 PM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

Stephen E. Hilbert  
Hilbert Family Trust  
32955 Highway 97 North  
Chiloquin, OR 97624

**SND TAX STATEMENTS TO:**

Stephen E. Hilbert  
Hilbert Family Trust  
32955 Highway 97 North  
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Brian Earle Hilbert**, Grantor, conveys to **Stephen E. Hilbert and Debbie Hilbert, Trustees of the Hilbert Family Trust, dated November 23, 1999**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

See Attached Legal Description

The true consideration for this conveyance Vesting Change. (See 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, 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.**

# BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-19-2021

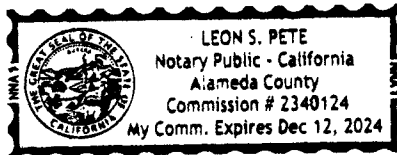
[Signature]  
Brian Earle Hilbert

State of California  
County of Alameda

This instrument was acknowledged before me on 11/19/2021 by Brian Earle Hilbert .

[Signature]  
Notary Public - State of California

My Commission Expires: 12/12/2024



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**Lots 16 and 17, Block 40, HOT SPRINGS 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.**