

RECORDING REQUESTED BY:

Samantha Brelsford Law, LLC
975 Willagillespie Road, Suite.200, Eugene, OR 97401

2021-018393
Klamath County, Oregon
12/13/2021 11:13:01 AM
Fee: \$87.00

GRANTORS' NAME AND ADDRESS:

Charles W. Picolet and Barbara A. Picolet
4184 Lancaster Drive, Eugene, OR 97404

GRANTEES' NAME AND ADDRESS:

Charles William Picolet and Barbara Ann Picolet, co-Trustees of The Charles
and Barbara Picolet Living Trust, U/A dated December 13, 2021
4184 Lancaster Drive, Eugene, OR 97404

SEND ALL TAX STATEMENTS TO:

Same as GRANTEES

AFTER RECORDING RETURN TO:

Same as GRANTEES

Tax Account No.: 145845

Map and Tax Lot No.: 2407-007B0-09800

141808 Spruce Drive, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDERS USE

BARGAIN AND SALE DEED

(ORS §93.860)

Charles W. Picolet, also known as Charles William Picolet, and Barbara A. Picolet, also known as Barbara Ann Picolet, as Tenants by the Entirety, ("Grantors"),

hereby conveys to Charles William Picolet and Barbara Ann Picolet, or to their successors in Trust, as co-Trustees of The Charles and Barbara Picolet Living Trust, U/A dated December 13, 2021, and any amendments thereto, ("Grantees"),

the following described real property in the County of Klamath, State of Oregon, free of liens and encumbrances except as specifically set forth herein:

Parcel 1 of Partition Plat LP 15-15, Klamath County, Oregon, recorded at Klamath County Official Records #2017-009091

Subject to: All exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

The true consideration for this conveyance is to transfer into revocable trust. (Here, comply with the requirements of 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 OR 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 LO 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 LO 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 II, 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
(Continued)

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

Dated this 13 day of Dec. 2021.

Charles W. Picolet
CHARLES W. PICOLET
A.K.A. CHARLES WILLIAM PICOLET
Grantor

Barbara A. Picolet
BARBARA A. PICOLET
A.K.A. BARBARA ANN PICOLET
Grantor



STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on this 13 day of December 2021, by CHARLES W. PICOLET, also known as CHARLES WILLIAM PICOLET, and BARBARA A. PICOLET, also known as BARBARA ANN PICOLET.

Susan Kay Pabst
NOTARY PUBLIC FOR OREGON
My commission expires: 11/18/2023

Unofficial Copy