

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

2921 Crescent Ave., Ste 110
Eugene, OR 97408

2022-000634

Klamath County, Oregon

01/18/2022 11:10:02 AM

Fee: \$82.00

GRANTOR'S NAME:

The Prentiss K. Puckett Living Trust, dated May 26, 2004

GRANTEE'S NAME:

Kevin Leon Kemp and Molly Suzanne Gonzales Kemp

AFTER RECORDING RETURN TO:

Kevin Leon Kemp and Molly Suzanne Gonzales Kemp, as tenants
by the entirety
2446 SE 76th Ave
Portland, OR 97206

SEND TAX STATEMENTS TO:

Kevin Leon Kemp and Molly Suzanne Gonzales Kemp
2446 SE 76th Ave
Portland, OR 97206

1717 Tiffany Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Oregon Pacific Bank, Successor Trustee of The Prentiss K. Puckett Living Trust, dated May 26, 2004, Grantor, conveys to Kevin Leon Kemp and Molly Suzanne Gonzales Kemp, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lots 13, 14 and 15 in Block 37 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance Three Hundred Five Thousand And No/100 Dollars (\$305,000.00). (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.

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

Dated: 1/18/22

The Prentiss K. Puckett Living Trust, dated May 26, 2004

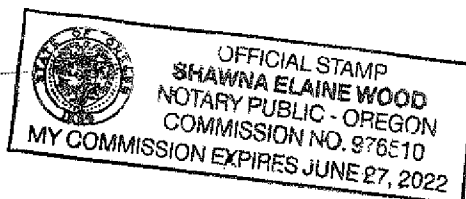
BY: Tami Calkin
Tami Calkin, VP and Trust Officer of Oregon Pacific Bank, Successor Trustee

State of Ore
County of Clatsop

This instrument was acknowledged before me on 1/18/22 by Tami Calkin, VP and Trust Officer of Oregon Pacific Bank, Successor Trustee of the Prentiss K. Puckett Living Trust dated May 26, 2004.

Shawna Elaine Wood
Notary Public - State of Oregon

My Commission Expires: 6/27/22



FNT 60222113435-SW