

**2022-002019**

**Klamath County, Oregon**

**After Recording, Return To:**

Eric J. Lund and Patricia T. Lund, as co-Trustees  
1516 West Ridge Drive  
Klamath Falls, OR 97601



00295616202200020190020021

02/16/2022 11:49:09 AM

Fee: \$87.00

**Mail Tax Statements To:**

Eric J. Lund and Patricia T. Lund, as co-Trustees  
1516 West Ridge Drive  
Klamath Falls, OR 97601

## **BARGAIN AND SALE DEED**

ERIC J. LUND and PATRICIA T. LUND, husband and wife, the GRANTORS,

Whose mailing address is 1516 West Ridge Drive, Klamath Falls, OR 97601;

HEREBY CONVEYS TO:

ERIC J. LUND and PATRICIA T. LUND, as co-Trustees of THE ERIC AND PATRICIA LUND LIVING TRUST, U/A dated August 15, 2001, the GRANTEE,

Whose mailing address is 1516 West Ridge Drive, Klamath Falls, OR 97601;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 1 Tract 1418, The Woodlands, Phase 1, According to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More commonly known as 1516 W. Ridge Drive, Klamath Falls, OR.

Tax Account No. 891013

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

Dated this 11 day of February, 2022.

Eric J. Lund  
ERIC J. LUND

Patricia T. Lund  
PATRICIA T. LUND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

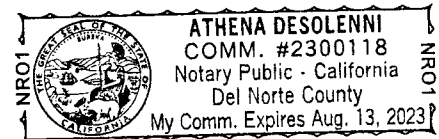
STATE OF CALIFORNIA  
COUNTY OF DEL NORTE

On February 11, 2022, before me, ATHENA DESOLENNI, a Notary Public, personally appeared ERIC J. LUND and PATRICIA T. LUND, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Athena Desolenni  
Notary Public Signature



Notary Public Seal