

Klamath County, Oregon



00296169202200024980020026

02/28/2022 11:08:55 AM

Fee: \$87.00

After Recording Send to Grantee at:

Jeffery C. Brown and Kristy L. Brown, Trustees
154 E. Bernie Ln.
Gilbert, Arizona 85295

Send all tax statements to Grantee at:

Jeffery C. Brown and Kristy L. Brown, Trustees
154 E. Bernie Ln.
Gilbert, Arizona 85295

BARGAIN AND SALE DEED

Jeffery C. Brown, Grantor, hereby conveys to **Jeffery C. Brown and Kristy L. Brown**, Trustees of the Brown Trust dated February 24, 2022, Grantee, the following described real property:

Legal description is attached hereto as Exhibit A.

The true and actual consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 24th day of February, 2022.

Jeffery C. Brown

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on February 24, 2022 by Jeffery C. Brown.

Andrew Mathers, Notary Public
My Commission Expires: March 9, 2023

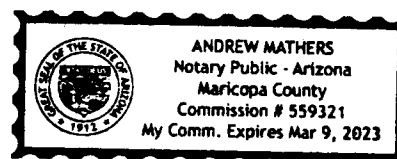


EXHIBIT A

PARCEL 1:

NW ¼ of the SW ¼ of Section 26, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, saving and excepting therefrom that portion thereof, conveyed to Klamath County for road purposes by Deed Volume M66, page 2784, Microfilm Records of Klamath County, Oregon.

County Tax Account No.: R73039

Tax Lot Map No.: R-3406-02600-00900-000

PARCEL 2:

SW ¼ of the SW ¼ of Section 26, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, saving and excepting therefrom that portion thereof, conveyed to Klamath County for road purposes by Deed Volume M66, page 2784, Microfilm Records of Klamath County, Oregon.

County Tax Account No.: R73020

Tax Map Lot No.: R-3406-02600-01000-000