

AFTER RECORDING RETURN TO:
Michael P. Vanderhoff, LLC
780 S. Front St., Ste. 150
Central Point, OR 97502

2022-002763

Klamath County, Oregon



00296486202200027630020029

03/04/2022 03:19:19 PM

Fee: \$87.00

SEND TAX STATEMENTS TO GRANTEE:

Jeannine M. Wirth Revocable Living Trust
5460 Independence Ave.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Jeannine M. Wirth, Grantor, conveys to Jeannine M. Wirth, Trustee of the Jeannine M. Wirth Revocable Living Trust, Dated March 4th, 2022, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

The West 51 feet of the East 120 feet of Tract 1 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Klamath County Tax Account No. 3909-011AA-02900

There is no cash consideration for this transfer.

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, AND 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

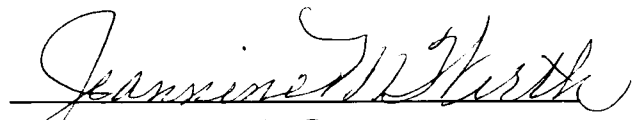
BARGAIN AND SALE DEED

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Roger Wirth.
Returned at Counter

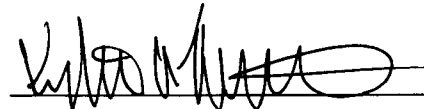
LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 4th day of March, 2022.


Jeannine M. Wirth, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

On this 4th day of March, 2022, personally appeared Jeannine M. Wirth, before me and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public for Oregon

