

Returned at Counter

2022-003092

Klamath County, Oregon



00296855202200030920020025

03/14/2022 11:15:19 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

PARKS & RATLIFF, PC

620 Main Street

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Lauralie Barrett

4253 Mels Place

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

LAURALIE N. BARRETT, Grantor, conveys to LAURALIE N. BARRETT, Trustee of the LAURALIE N. BARRETT REVOCABLE TRUST u.a.d. 3/11/2022, Grantee, the following described real property situated in Klamath County, State of Oregon:

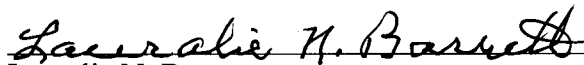
See Exhibit A.

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer, stated in terms of dollars, is \$1.00 and estate planning.

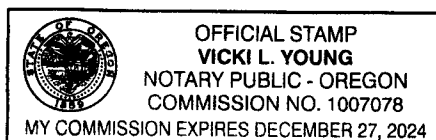
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 March, 2022.


Lauralie N. Barrett

STATE OF OREGON, County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11th day of March, 2022, by Lauralie N. Barrett, who personally appeared.



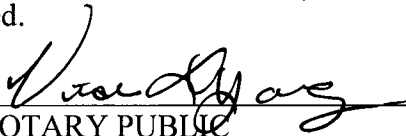

NOTARY PUBLIC
My Commission expires: 12-27-2024

EXHIBIT A

PARCEL ONE ("4253 MELS PLACE")

Lot 2, TRACT 1452, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL TWO ("520 HARBOR VIEW")

Lot 46 of TRACT 1436-HARBOR VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL THREE ("4513 HARBOR VISTA BLVD")

Lot 37 of TRACT 1436-HARBOR VIEW, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.