

Michael Spencer
Returned at Counter

2022-003296
Klamath County, Oregon



00297081202200032960020026

03/17/2022 11:25:16 AM

Fee: \$87.00

William Edward French and Mary Margaret French

Grantor

William Edward French and Mary Margaret French, Trustees

PO Box 165

Sprague River, OR 97639

Grantees

After recording return to:

Michael L. Spencer

Until a change is
requested, all tax statements
shall be sent to the following address: GRANTEE

BARGAIN AND SALE DEED

William Edward French and Mary Margaret French, Grantor, conveys to the William Edward French and Mary Margaret French, Trustees of the French Family Living Trust U/A dated March 16, 2022, or their Successors, Grantees, the real property and all improvements thereon located in Klamath County, Oregon, described as follows:

PARCEL 1

TRACT A

That portion of the E1/2 E1/2 SW1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly and Westerly of the Sprague River.

TRACT B

The Westerly 205 feet of the SE1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian.

PARCEL 2

The W1/2 of the SE1/4 of the SW1/4, Section 6, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon

Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been

disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16th day of March, 2022

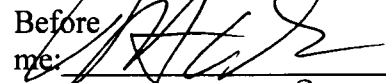

William Edward French


Mary Margaret French

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named William Edward French and Mary Margaret French and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before
me: 
Notary Public for Oregon

