

2022-003643

Klamath County, Oregon



03/25/2022 11:08:02 AM

Fee: \$87.00

After Recording, Return To:

Matthew Matrisciano
MGM Law Firm LLC
160 NW Irving Ave Suite 101
Bend, OR 97703

Mail Tax Statements To:

David C. Fowers, as Trustee
400 Paradise Parkway #105
Mesquite, NV 89027

BARGAIN AND SALE DEED

DAVID C. FOWERS JR, a widower, the GRANTOR,

Whose mailing address is 400 Paradise Parkway #105, Mesquite, NV 89027;

HEREBY CONVEYS TO

DAVID C. FOWERS JR, as Trustee of THE FOWERS FAMILY TRUST, U/D/T dated August 6, 2021,
the GRANTEE,

Whose mailing address is 400 Paradise Parkway #105, Mesquite, NV 89027;

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

THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25,
TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.

More commonly known as 222 Crescent Cutoff Rd, Crescent, OR.

The true consideration for this conveyance is \$0 ("Estate Planning").

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 18 day of March, 2022.

DAVID C. FOWERS JR

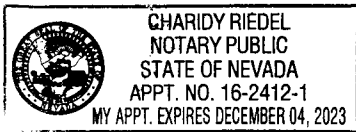
Please send tax statement to the address as directed above

STATE OF Nevada

COUNTY OF Clark

)
) ss.
)

The foregoing instrument was acknowledged before me on this 18 March, 2022, by
DAVID C. FOWERS JR.



Charidy Riedel
NOTARY PUBLIC