

2022-004689

Klamath County, Oregon



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04/13/2022 01:39:59 PM

Fee: \$87.00

Grantor's Name and Address

JENNIFER J. MEADE-LETSCH, TRUSTEE  
OPAL J. MEADE LIVING TRUST  
DATED DECEMBER 2, 2009  
5025 COTTAGE AVENUE  
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

JENNIFER J. MEADE-LETSCH  
5025 COTTAGE AVENUE  
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JENNIFER J. MEADE-LETSCH  
5025 COTTAGE AVENUE  
KLAMATH FALLS, OREGON 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JENNIFER J. MEADE-LETSCH, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE OPAL J. MEADE LIVING DATED DECEMBER 2, 2009, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto JENNIFER J. MEADE-LETSCH, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

### SEE ATTACHED EXHIBIT "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28<sup>th</sup> day of March, 2022; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

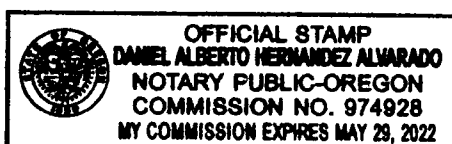
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

Jennifer J. Meade-Letsch, Trustee  
JENNIFER J. MEADE-LETSCH, TRUSTEE

State of Oregon

County of Klamath

Before me this 28<sup>th</sup> day of March, 2022, personally appeared JENNIFER J. MEADE-LETSCH, TRUSTEE, UNDER THE OPAL J. MEADE LIVING DATED DECEMBER 2, 2009, and acknowledged the foregoing instrument to be her voluntary act and deed.



Daniel Alberto Hernandez Alvarado  
Notary Public of Oregon  
My Commission expires: May 29, 2022

## **EXHIBIT "A"**

### **3730 Summers Lane, Klamath Falls, Oregon**

A portion of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South  $88^{\circ}44'$  West a distance of 30 feet and North  $1^{\circ}12'$  West a distance of 80.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South  $88^{\circ}44'$  West a distance of 367.3 feet to an iron pin which lies on the Easterly right of way line of the U.S.R.S. Lateral F-7; thence North  $1^{\circ}26'$  West along the Easterly right of way line of Lateral F-7 a distance of 96.2 feet; thence North  $88^{\circ}44'$  East a distance of 367.7 feet, more or less, to a point which lies on the Westerly right of way line of Summers Lane; thence South  $1^{\circ}12'$  East along the Westerly right of way line of Summers Lane a distance of 96.2 feet, more or less, to the point of beginning.

Code 41 - Map 3909-10AD - TL 2300