

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Quintin D. McBain and Paula J. McBain,
Trustees of the QPC McBain Trust
8303 Rocking Horse Lane
Klamath Falls, OR 97603

2022-005159

Klamath County, Oregon



00299161202200051590020023

04/22/2022 03:43:14 PM

Fee: \$87.00

Grantor:

Quintin D. McBain and Paula J. McBain
8303 Rocking Horse Lane
Klamath Falls, OR 97603

Grantee:

Quintin D. McBain and Paula J. McBain,
Trustees of the QPC McBain Trust
8303 Rocking Horse Lane
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Quintin D. McBain and Paula J. McBain, husband and wife, Grantors, convey to Quintin D. McBain and Paula J. McBain, Trustees of the QPC McBain Trust dated April 21, 2022, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

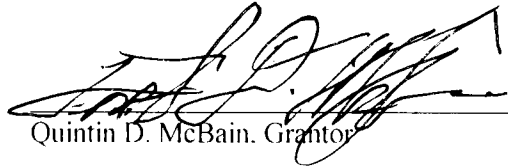
Lot 3 in Block 3, Rolling Hills, Tract No. 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

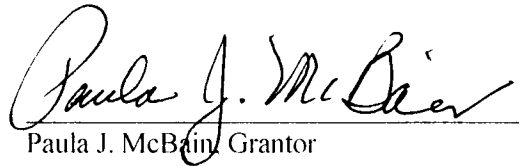
The true and actual consideration for this transfer is \$0.00.

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.

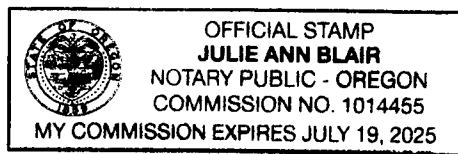
DATED this 21st day of April, 2022.

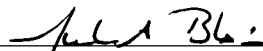

Quintin D. McBain, Grantor


Paula J. McBain, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21st day of April, 2022, the above-named Quintin D. McBain and Paula J. McBain, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 07/19/2025