

2022-005813

Klamath County, Oregon



00299918202200058130040045

05/06/2022 12:39:39 PM

Fee: \$97.00

AFTER RECORDED, RETURN TO:
Mika N. Blain - Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

PLEASE SEND TAX STATEMENTS TO:
Steve Jewell, Trustee
Lona Phipps, Trustee
PO Box 482
Chiloquin, OR 97624

RERECORDING CERTIFICATE

**RERECORDED AT THE REQUEST OF KLAMATH COUNTY CLERK TO
CORRECT THE LEGAL DESCRIPTION. PREVIOUSLY RECORDED ON MARCH 28,
2022 AS DOCUMENT NO. 2022-003106 IN THE OFFICIAL RECORDS OF THE CLERK
OF KLAMATH COUNTY, OREGON.**

NAME OF INSTRUMENT TO BE RERECORDED:

Bargain and Sale Deed

GRANTORS:

Steven A. Jewell
Lona Vanise Phipps
PO Box 482
Chiloquin, OR 97624

GRANTEE:

Steven Jewell and Lona Phipps, Trustees
Steven Jewell and Lona Phipps Family Trust dated March 25, 2022
PO Box 482
Chiloquin, OR 97624

The consideration is estate planning. (ORS 93.030)

2022-003706

Klamath County, Oregon



00297549202200037060020020

03/28/2022 01:09:14 PM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Steve Jewell, Trustee
Lona Phipps, Trustee
Post Office Box 482
Chiloquin OR 97624

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 25th day of March 2022, by Steven A. Jewell and Lona Vanise Phipps, husband and wife, Grantors, who convey to Steven Jewell and Lona Phipps, Trustees of the Steven Jewell and Lona Phipps Family Trust under agreement dated March 25, 2022, and their successors in Trust, Grantees, the parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit 'A' attached hereto and incorporated herein by this reference.

Klamath County Assessor's Account No. R-3507-007AO-01600 and
Tax Account No. 229522

More commonly referred to as 36295 Agency Lake Loop, Chiloquin OR 97624.

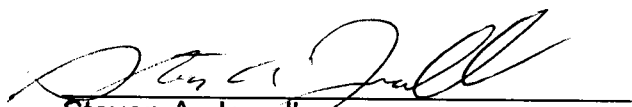
The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS

BARGAIN AND SALE DEED - Page 1 of 2

92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

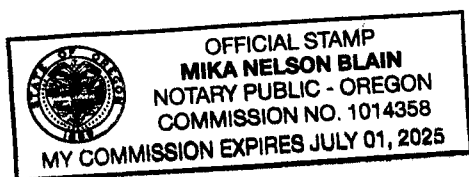
IN WITNESS WHEREOF, said Grantors have executed this instrument this 25th day of March 2022.


Steven A. Jewell


Lona Vanise Phipps

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 25, 2022, by Steven A. Jewell and Lona Vanise Phipps.




Notary Public for Oregon
My Commission Expires: 07/01/2025

EXHIBIT 'A'

Real property in the County of Klamath, State of Oregon, described as follows:

All that portion of Lot 11, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point 30 feet East of the Southwest corner of Lot 11 (being also 30 feet East of the Southwest corner of the Northeast corner of said Section); thence East along the South line of Lot 11 a distance of 1080.4 feet; thence North and parallel with the West line of Lot 11, a distance of 626.1 feet; thence West and parallel to the South line of said Lot 11, a distance of 1080.4 feet to a point 30 feet East of said Lot 11 (West line); thence South and parallel to West side of Lot 11, a distance of 626.1 feet to the point of beginning.