

After Recording, return to:
Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128



05/13/2022 01:30:02 PM

Fee: \$87.00

Send Tax Statements to:
Gordon D. Baugh and
Katherine L. Baugh, Co-Trustees
G. D. Baugh and K.L. Baugh Family Trust
1006 N. Villa Road
Newberg, OR 97132

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **GORDON D. BAUGH and KATHERINE L. BAUGH**, as tenants by the entirety, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **GORDON D. BAUGH and KATHERINE L. BAUGH, CO-TRUSTEES OF THE G. D. BAUGH AND K. L. BAUGH FAMILY TRUST U/A DATED MAY 9, 2022**, including any amendments thereto, or to such successor trustee(s) of such trusts created under such instruments as may hereafter be appointed, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantors' interest in and to the real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

For legal description see Exhibit "A" attached hereto, incorporated by reference and made a part of this instrument.

TO HAVE AND TO HOLD the same unto said Grantee and Grantees' successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is a transfer of assets to a trust and is made for estate planning purposes.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

IN WITNESS WHEREOF the undersigned have executed this instrument this 9th day of May, 2022.

GRANTOR:

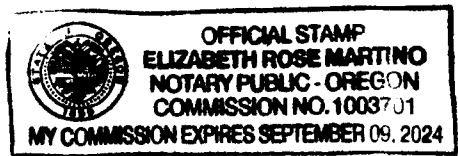
GRANTOR:

GORDON D. BAUGH

KATHERINE L. BAUGH

STATE OF OREGON)
) ss.
County of Yamhill)

On this 9th day of May, 2022, personally appeared before me the above-named **GORDON D. BAUGH and KATHERINE L. BAUGH**, who acknowledged the within instrument to be their true and voluntary act and deed.



Notary Public for Oregon
L:\Estate Planning\Baugh, Gordon D. & Katherine L. - 11645.00001\Assets\Deed-Klamath CO

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 12 Block 3 Tract 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions, restrictions and/or easements, or other encumbrances, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Informational Note 1:

The above described property is also identified as follows:

(Klamath County, Oregon. Tax/Map #3408-022C0-10900. Account #208046.)