

**2022-006552**

**Klamath County, Oregon**



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05/24/2022 01:33:21 PM

Fee: \$92.00

Knoll Family Trust, B. Paulette Knoll, Trustee

10227 Crystal Springs Rd

Klamath Falls, OR 97603

Grantor's Name and Address

Brenda Paulette Knoll

10227 Crystal Springs Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Brenda Paulette Knoll

10227 Crystal Springs Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Brenda Paulette Knoll  
10227 Crystal Springs Rd  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **B. Paulette Knoll, Trustee of the Knoll Family Trust dated January 22,1992**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Brenda Paulette Knoll,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

**See Legal Description Exhibit "A" Attached**

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

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.

In Witness Whereof, the grantor has executed this instrument this 2 day of May, 2022 if a corporate grantor, 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.

The Knoll Family Trust dated January 22, 1992

B. Paulette Knoll, Trustee

B. Paulette Knoll, Trustee

State of California } ss  
County of Sacramento }

On this 2 day of May, 2022 before me, Destinie Woody a Notary Public in and for said state, personally appeared Paulette Knoll Brenda Paulette Knoll, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Destinie Woody  
Notary Public for the State of California  
Residing at: Sacramento  
Commission Expires: 10/21/2025

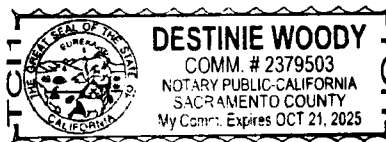


Exhibit A

Parcel 1 of Land Partition 28-96, filed February 18, 1997 in Klamath County Clerks Office being Parcel 3 of Major Land Partition 8-90 and property line adjustment 8-95, situated in the E1/2 E1/2 of Section 20 and the NW1/4 and the NE1/2 SW1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an appurtenant easement over the following:

The Westerly 30 feet of the following described parcel:

"A tract of land situated in Lot 2, Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North along the West line of said Lot 2 a distance of 241 feet to an iron pin; thence East at right angles to the West line of said Lot 2 a distance of 265 feet to an iron pin on the Westerly bank of Lost River; thence southwesterly along the Westerly bank of Lots River to the South line of said Lot 2; thence West along the South line of said Lot 2 to the point of beginning. Also, being described in Volume 314, page 584, Deed Records of Klamath County, Oregon.