

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Charles B. Masten
3751 Vale Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Charles Burk Masten and
Cynthia Louise Masten, Trustee of
THE CHARLES AND CYNTHIA MASTEN
REVOCABLE FAMILY TRUST, u.a.d.
3751 Vale Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

No change

2022-006557
Klamath County, Oregon



05/24/2022 02:24:27 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Charles B. Masten hereinafter referred to as grantor, conveys to **Charles Burk Masten and Cynthia Louise Masten, Trustees of THE CHARLES AND CYNTHIA MASTEN REVOCABLE FAMILY TRUST, u.a.d. May 24, 2022**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the SE1/4NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

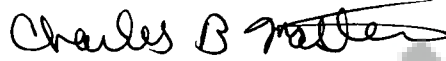
Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89°53'08" E. (N. 89°54' E. by recorded plat of Junction Acres) 1360.71 feet and N. 00°10'47" E. (N. 00°04' E. by said Junction Acres) 30.00 feet from the C 1/4 corner of said Section 7, as established by survey No. 759 as recorded in the office of the Klamath County Surveyor; thence N. 00°10'47" E., along said Easterly right of way line 227.00 feet; thence S. 89°49'13" E. 480.00 feet; thence S. 00°10'47" W., parallel with the Easterly right of way line, 227.00 feet; thence N. 89°49'13" W. 480.00 feet to the point of beginning.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 54 day of May, 2022.

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

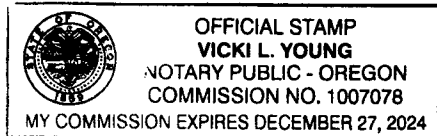
THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Charles B. Masten

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24th day of May, 2022, by Charles B. Masten.





NOTARY PUBLIC FOR OREGON

My Commission expires: 12-27-2024