

2022-008529

Klamath County, Oregon

07/13/2022 12:10:01 PM

Fee: \$87.00

GRANTOR:

Iridium Land Company, LLC,
an Alaska limited liability company
1150 S. Colony Way #3 PMB 322
Palmer, AK 99645

AFTER RECORDING RETURN TO:

Kathryn Gapinski
Gapinski Law, LLC
PO Box 17464
Portland, OR 97217

GRANTEES:

Nicole A. Reed, Trustee of the
Cheryl D. Riggs Trust FBO Nicole A. Reed,
dated May 29, 2020
5222 Burgdorf Road
Bonanza, OR 97263

**UNITL A CHANGE IS REQUESTED
MAIL ALL FUTURE PROPERTY TAX
STATEMENTS TO:**

No Change

BARGAIN AND SALE DEED

Iridium Land Company, LLC, an Alaska limited liability company, Grantor, conveys to Nicole A. Reed, Trustee of the Cheryl D. Riggs Trust FBO Nicole A. Reed, dated May 29, 2020, Grantee, all of the Grantor's interest in the following described real property, free of encumbrances except those of record and as specifically set forth herein, situated in Klamath County, Oregon, and legally described as follows:

Lots 6, HOMELAND TRACTS NO. 2, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.

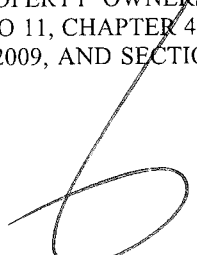
Commonly described as:
2838 Patterson Street
Klamath Falls, OR 97603

The true and actual consideration for this transfer stated in terms of dollars is zero (\$0).
This conveyance is a distribution under the terms of the John Riggs Family Trust, dated June 28,
2014.

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: 6/29/2022

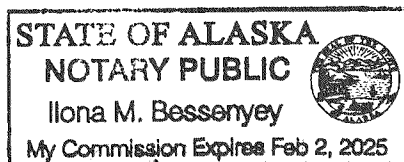

Iridium Land Company, LLC,
an Alaska limited liability company
by Kenneth G. Robertson, Trustee, John Riggs
Family Trust, dated June 28, 2014, MANAGER


ACKNOWLEDGMENT

STATE OF ALASKA)
) ss.
Third Judicial District)

THIS IS TO CERTIFY that on 6/29, 2022, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Kenneth G. Robertson, Trustee, John Riggs Family Trust, dated June 28, 2014, Manager of Iridium Land Company, LLC, an Alaska limited liability company, to me known and known to me to be the identical individual described in, and who executed, the within and foregoing deed and who acknowledged to me that he was signing the same freely and voluntarily for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.




Notary Public for Alaska
My Commission Expires: Feb. 2, 2025