

2022-009235

Klamath County, Oregon



00303845202200092350010014

Map: 3510-027B0-02100  
Tax Account: 269097

THIS SPACE RES

07/28/2022 10:03:47 AM

Fee: \$82.00

After recording return to:  
Ronald A Irvine, PC  
210 South 5<sup>th</sup> Street  
Cottage Grove, OR 97424

Until a change is requested all tax  
statements shall be sent to:  
Ronald A Irvine, TTEE  
C & E Family Trust dated 5/10/2021  
210 South 5<sup>th</sup> Street  
Cottage Grove, OR 97424

### STATUTORY BARGAIN AND SALE DEED

**Ronald A. Irvine, Grantor conveys to Ronald A. Irvine, Trustee of the C & E Family Trust dated May 10, 2021, Grantee, the following described real property in Klamath County, Oregon:**

**Lot 29, Block 29, Klamath Forest Estates, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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, OF 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. 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, OF 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.

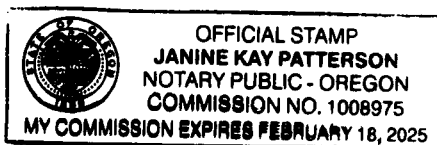
The true consideration for this conveyance is **None- for estate planning purposes only**

Dated this 13<sup>th</sup> day of July, 2021.

Ronald A. Irvine

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on this 13<sup>th</sup> day of July, 2021 by **Ronald A. Irvine.**



Notary Public for Oregon  
My Commission Expires: 02/18/2025