

Returned at Counter

2022-010990

Klamath County, Oregon



00305910202200109900020023

09/09/2022 01:51:57 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Maralea A. Peacore
13751 Hill Road
Klamath Falls, OR 97603

Grantor:

Maralea A. Peacore
13751 Hill Road
Klamath Falls, OR 97603

Grantee:

Maralea A. Peacore, Trustee of the
Maralea Anne Peacore Family Trust
13751 Hill Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

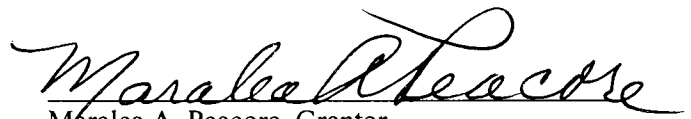
Maralea A. Peacore, Grantor, conveys to Maralea A. Peacore, Trustee of the Maralea Anne Peacore Family Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

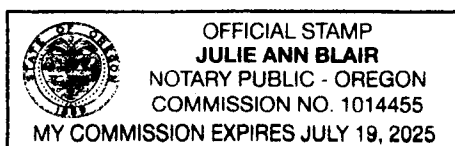
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 7th day of September, 2022.


Maralea A. Peacore, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 7th day of September, 2022, the above-named Maralea A. Peacore, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



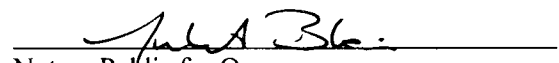

Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

A tract of land situated in the SE $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southeast corner of said Section 8 bears South 01 degrees 00'49" East 1338.09 feet; thence North 89 degrees 54'48" West 1325.78 feet to a point on the centerline of Hill Road; thence North, along the centerline of Hill Road, 664.70 feet; thence North 89 degrees 45'41" East 1318.65 feet; thence South 01 degrees 00'49" East 672.28 feet to the point of beginning. With bearings based on record of survey 6817 on file at the office of the Klamath County Surveyor.