

Returned at Counter

2022-010991

Klamath County, Oregon



00305911202200109910020020

09/09/2022 01:53:22 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.

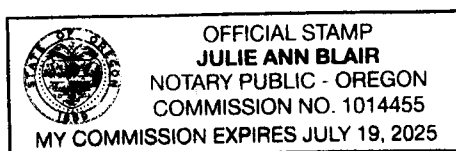
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

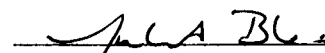
DATED this 7<sup>th</sup> day of September, 2022.

  
Maralea A. Peacore, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 7<sup>th</sup> 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: 07/19/25

**Exhibit A**

Parcel 1 of Land Partition 55-09 being a replat of Parcels 2 and 3 of Land Partition 45-01, situated in the W ½ of Section 9 and the E ½ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and being recorded in Volume 2010-007660, Records of Klamath County, Oregon