

2022-011298

Klamath County, Oregon



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09/19/2022 11:36:28 AM

Fee: \$87.00

**RECORDING REQUESTED BY/
AFTER RECORDING RETURN TO:**

Douglas S. Fredricks
Haugeberg, Rueter et al.
PO Box 480
McMinnville, OR 97128-0480

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Michael L. De Rosa and Shirley A. De Rosa,
Trustees of the De Rosa Family Trust
1040 Foxenwood Dr.
Santa Maria, CA 93455

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **Michael De Rosa**, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Michael L. De Rosa and Shirley A. De Rosa, Trustees of the De Rosa Family Trust dated April 13, 1993**, hereinafter called "Grantees", and unto Grantee's successors and assigns, that certain real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to wit:

LOT 18, BLOCK 45, FIRST ADDITION TO KLAMATH FOREST ESTATES AS
RECORDED IN KLAMATH COUNTY, OREGON.

Parcel No.: R-3510-027C0-01500-000
Account No.: R270502

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$-0-. However, the actual consideration consists of other property or value given or promised, which is the whole consideration. This conveyance is made for estate planning purposes.

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

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