

2022-011349

Klamath County, Oregon



00306348202200113490020021

09/20/2022 11:07:58 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Kenneth E. Larsen
P. O. Box 802
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS:

Kenneth E. Larsen, Trustee of the
Kenneth Eric Larsen Living Trust,
u.a.d. September 16th, 2022
P. O. Box 802
Keno, OR 97627

SEND TAX STATEMENTS TO:

Kenneth Eric Larsen, Trustee
P. O. Box 802
Keno, OR 97627

BARGAIN AND SALE DEED

KENNETH E. LARSEN, hereinafter referred to as grantor, conveys to **KENNETH ERIC LARSEN, TRUSTEE OF THE KENNETH ERIC LARSEN LIVING TRUST, u.a.d. September 16, 2022**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 2, Block 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Account: 622794

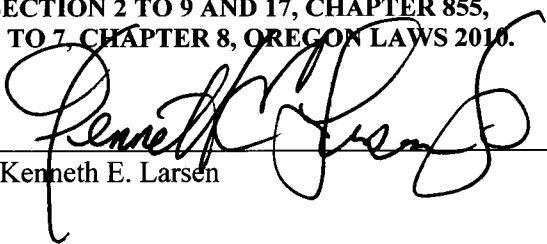
Map & Tax Lot: 4008-006BB-03200

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of September, 2022.

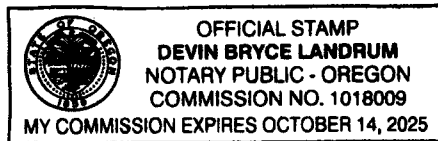
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Kenneth E. Larsen

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16th day of
September, 2022, by Kenneth E. Larsen.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25