

2022-011921

Klamath County, Oregon



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10/04/2022 01:39:14 PM

Fee: \$87.00

After recording, return to:

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

Send tax statements to:

Gary L. Fanning, Jr., and Natalie E. Fanning, Trustees
of the Gary & Natalie Fanning Living Trust
2924 Arant Place
Klamath Falls, OR 97603

Grantor:

Gary Fanning, Jr. and Natalie Fanning
2924 Arant Place
Klamath Falls, OR 97603

Grantee:

Gary L. Fanning, Jr., and Natalie E. Fanning, Trustees
of the Gary & Natalie Fanning Living Trust
2924 Arant Place
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Gary Fanning, Jr., and Natalie Fanning, as tenants by the entirety, Grantors, convey to Gary L. Fanning, Jr., and Natalie E. Fanning, Trustees of the Gary & Natalie Fanning Living Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

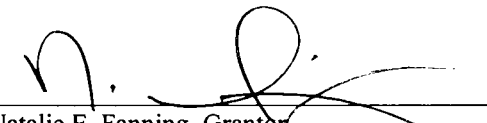
Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is estate planning.

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.

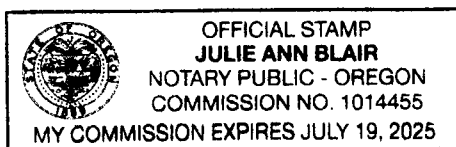
DATED this 30th day of September, 2022.


Gary L. Fanning, Jr., Grantor


Natalie E. Fanning, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 30th day of September, 2022, the above-named Gary L. Fanning, Jr., and Natalie E. Fanning, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



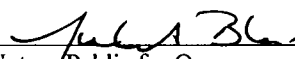

Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

Lot 25 in Block 3, Tract 1172, SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO TOGETHER WITH an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Deed Records of Klamath County, Oregon