



00308875202200135410020028

11/21/2022 01:23:42 PM

Fee: \$87.00

After recording, return to:
The Law Office of John H. Myers, LLC
PO Box 2304
Sisters, OR 97759

Until a change is requested, send tax statements to:
Kelly L. Shults and Amber L. Shults, Co-Trustees of the
The Shults Family Trust
60607 Devon Circle
Bend, OR 97702

BARGAIN AND SALE DEED

Kelly Lain Shults, as Grantor, conveys to Kelly L. Shults and Amber L. Shults, Co-Trustees of The Shults Family Trust dated November 9, 2022, as Grantee, the following real property situated in Klamath County, State of Oregon:

See attached Exhibit A.

This property is subject to all liens, easements and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is to place real property in a revocable living trust. Under the terms of the trust, upon the resignation, death or incapacity of both initial Trustees, Kelsey L. Kaping becomes Trustee.

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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

Dated this 9th day of November, 2022.

Kelly L. Shults
Kelly Lain Shults

STATE OF OREGON)
) ss.
County of Deschutes)

On November 9th, 2022, the above-named Kelly Lain Shults, personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed.

Lois Darlene Kaping
Notary Public for Oregon

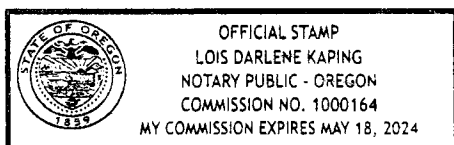


EXHIBIT A

A tract of land situated in Lot1, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15, thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet; thence South 34 degrees 25' 40" East 536.01 feet to the true point of beginning of this description; thence South 55 degrees 34' 20" West 400.0 feet to a point on the Northeasterly bank of the Williamson River; thence North 34 degrees 25' 40" West 110.0 feet; thence North 55 degrees 34' 20" East 400.00 feet; thence South 34 degrees 25' 40" East 110.0 feet to the true point of beginning of this description.

Unofficial
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