

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REP.

2022-013569

Klamath County, Oregon



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11/21/2022 02:30:23 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Neil Larkins and Jenifer Larkins

15412 Riveredge Rd  
Klamath Falls, Or 97601

Grantor's Name and Address

Neil Floyd Larkins and Jenifer Rose Larkins AB Living Trust  
15412 Riveredge Rd Klamath Falls, Or 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Neil Floyd Larkins and Jenifer Rose Larkins  
P.O. Box 12 Keno, Or 97627Until requested otherwise, send all tax statements to (Name and Address):  
Neil Larkins and Jenifer Larkins

P.O. Box 12 Keno, Or 97627

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Neil Larkins and Jenifer Larkins

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

\* Neil Floyd Larkins and Jenifer Rose Larkins AB Living Trust

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 10, Block 41 of the First Edition to the City Of Klamath Falls, Oregon 97601

\* \* Neil Floyd Larkins and Jenifer Rose Larkins trustees of the

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.0

However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols " " if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 21, 2022 ; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 21, 2022  
by Neil Larkins and Jenifer Larkins

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP  
KATHLEEN A. MAYNARD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1023161  
MY COMMISSION EXPIRES MARCH 31, 2026

Notary Public for Oregon

My commission expires March 31, 2026