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2022-014234
Klamath County, Oregon



12/13/2022 03:35:40 PM

Fee: \$87.00

After recording, return to:

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

Send tax statements to:

Edward G. Livingston and Marilyn G. Livingston,
Trustees of the Livingston Family Trust
57250 Gerber Road
Bonanza, OR 97623

Grantors:

Edward G. Livingston and Marilyn G. Livingston
57250 Gerber Road
Bonanza, OR 97623

Grantee:

Edward G. Livingston and Marilyn G. Livingston,
Trustees of the Livingston Family Trust
57250 Gerber Road
Bonanza, OR 97623

BARGAIN AND SALE DEED

Edward G. Livingston and Marilyn G. Livingston, as husband and wife, Grantors, convey to Edward G. Livingston and Marilyn G. Livingston, Trustees of the Livingston Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Township 38 South, Range 14 East of the Willamette Meridian, Section 20: SE1/4 NW1/4, NE1/4 SW1/4 Together with an easement for a roadway 30 feet in width as follows: Beginning at the SW corner of Section 20, Township 38 S., Range 14 E.W.M., and proceeding north (true north, W 341° N) for 2640 feet (1/2 mile) using transit stadia as the measuring device, and an angle of declination of 19°. Thence proceeding from this point 921 feet East (N 71° E) to a point common to both the existing Forest Service Road #381 and the beginning of the existing access road. Thence proceeding N 30° E for 141.75 feet; thence proceeding N 77° E for 173.25 feet; thence proceeding E 131° S for 250 feet, arriving at a point 148 feet South of the SW corner of the SE1/4 NW1/4 of Section 20, Township 38 S., Range 14 E.W.M.; appurtenant to the lands herein described.

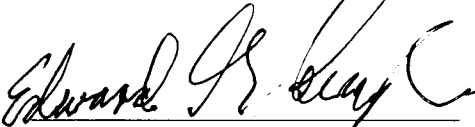
Together with the right to construct and forever maintain a telephone line across the NW1/4 SW1/4 and the SW1/4 NW1/4 of Section 20, Township 38 South, Range 14 E.W.M., by the most direct route. This right is appurtenant to the lands herein described.

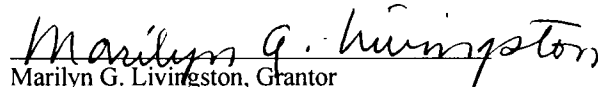
The true and actual consideration for this transfer is \$0.00.

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.

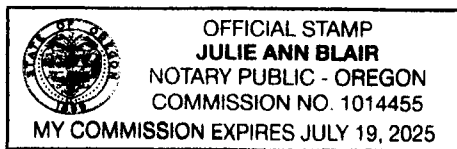
DATED this 8th day of December, 2022.

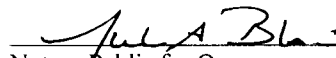

Edward G. Livingston, Grantor


Marilyn G. Livingston, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 8th day of December, 2022, the above-named Edward G. Livingston and Marilyn G. Livingston, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:




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