

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Westley J. Motschenbacher  
724 Birch Way  
Dixon, CA 95620

2022-014298  
Klamath County, Oregon



12/15/2022 01:32:10 PM

Fee: \$82.00

**BARGAIN AND SALE DEED**

**WESTLEY J. MOTSCHENBACHER**, Trustee of the **WESTLEY AND CHARLOTTE MOTSCHENBACHER JOINT REVOCABLE LIVING TRUST** dated November 3, 2021, and hereinafter referred to as grantor, conveys to **WESTLEY J. MOTSCHENBACHER**, in his individual capacity, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land in the SW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 1/2" iron pin, said pin being of the West line of Section 32, 1152.09 feet, more or less, South from the West quarter corner of said Section 32; thence due East 290 feet to a point; thence due South 02 degrees 00' 07" East, 184.53 feet to a point; thence North 89 degrees 50' 15" West, 290 feet to a brass monument; thence North 02 degree 00' 07" west, 184.53 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

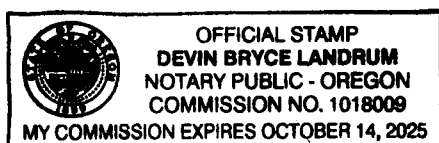
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

IN WITNESS WHEREOF, the grantor has executed this instrument this 15<sup>th</sup> day of December, 2022.

Westley J. Motschenbacher, Trustee of the  
Westley and Charlotte Motschenbacher Joint Revocable  
Living Trust dated November 3, 2021

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15 day of December, 2022, by Westley J. Motschenbacher.



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