

**After recording return to:**

Strohmman Ford, LLC  
1400 Executive Parkway, Suite 300  
Eugene, OR 97401



00309831202200143480010011

12/19/2022 11:01:50 AM

Fee: \$82.00

**Send Tax Statements to:**

No Change

**BARGAIN AND SALE DEED**

Robert J. Arndell, Jr. and Amber Arndell, Grantors, convey to Robert J. Arndell, Jr. and Amber R. Arndell, as Trustees of the Arndell Trust dated December 14, 2022, Grantees, the following-described real property in Klamath, County, Oregon:

**Lot 16 in Block 12 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Map & Tax Lot No.: 2607-001A0-06100; Tax Account No.: 163389

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. This transfer is for estate planning purposes to a revocable grantor-type trust.

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

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. The limitations contained herein expressly does not relieve Grantors of any liability or obligations under this instrument, but merely defines the scope, nature, and amount of such liability or obligations.

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: December 14, 2022

**GRANTORS:**

Robert J. Arndell, Jr.  
  
Amber Arndell

STATE OF OREGON                    )  
  ) ss.  
County of Lane                    )

Personally appeared before me on December 14, 2022, the above-named Robert J. Arndell, Jr. and Amber Arndell and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon