

**2023-000890**

Klamath County, Oregon



00311364202300008900020025

02/09/2023 10:10:06 AM

Fee: \$87.00

**After recording, please return to  
and send tax statements to:**

Steve E. Wiseman, Trustee  
3660 Swan Lake Road  
Klamath Falls OR 97603

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**BARGAIN AND SALE DEED**

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This Bargain and Sale Deed is executed this 6<sup>th</sup> day of February 2023, by Steve E. Wiseman, Grantor, who conveys to Steve E. Wiseman, Trustee of the Steve E. Wiseman Revocable Living Trust, Dated February 6, 2023, and his successors in Trust, Grantees, the following-described parcel of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

The E½ of the SE¼ of Section 16, Township 38 South,  
Range 10 East of the Willamette Meridian, Klamath County,  
Oregon, lying South of Swan Lake Road.

Klamath County Assessor's Parcel No. R-3810-00000-03301;  
Property ID #: R862882; and commonly referred to as 3660 Swan Lake  
Road, Klamath Falls, Oregon 97603.

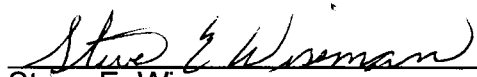
The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF

*Bargain and Sale Deed – Swan Lake Road - 1*

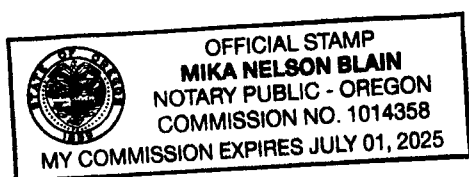
THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 6<sup>th</sup> day of February 2023.

  
Steve E. Wiseman

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 6, 2023, by Steve E. Wiseman.



  
Notary Public for Oregon  
My Commission Expires: 07/01/2025