

**2023-001084**

Klamath County, Oregon



00311614202300010840020022

02/16/2023 10:29:59 AM

Fee: \$87.00

**After recording, please return to:**

Mika N. Blain  
Blain Law, LLC  
729 Pacific Terrace  
Klamath Falls OR 97601

**Send tax statements to:**

Benjamin C. Roberts, Trustee  
Christina M. Roberts, Trustee  
622 Conger Avenue  
Klamath Falls OR 97601

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**BARGAIN AND SALE DEED**

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This Bargain and Sale Deed is executed this 13<sup>th</sup> day of February 2023, by Benjamin C. Roberts and Christina M. Roberts, as tenants by the entirety, Grantors, who convey to Benjamin C. Roberts and Christina M. Roberts, Trustees of the Benjamin C. Roberts and Christina M. Roberts Revocable Living Trust Dated February 13, 2023, and their successors in Trust, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the SW¼ NW¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with aluminum cap stamped "City of Klamath Falls" (formerly chiseled cross on a stone monument), said pin being North 41° East 1094 feet, more or less, by record from the West ¼ corner of said Section 32; thence South 52°00'00" East 19.00 feet; thence South 50°08'40" West 28.79 feet; thence South 26°26'30" East 30.84 feet; South 37°51'20" East 42.04 feet; thence South 56°25'09" West 245.88 feet; thence continuing South 56°25'09" West 10 feet, more or less, to the left bank of Link River; thence Northwesterly along said bank 167.24 feet, more or less, to a point that bears South 71°30'00" West from the point of beginning; thence North 71°30'00" East 291 feet, more or less, to the point of beginning.

Reference: City of Klamath Falls Property Line Adjustment 006-94.

Klamath County Assessor's Account No. R-3809-032BC-02200 and  
Tax Account No. 474230

More commonly referred to as 622 Conger Avenue, Klamath Falls, Oregon 97601.

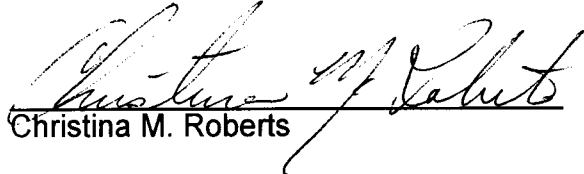
The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

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 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.

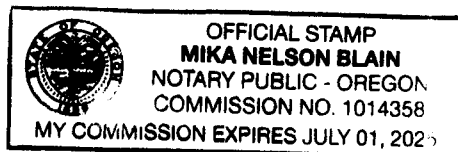
IN WITNESS WHEREOF, said Grantors have executed this instrument this 13<sup>th</sup> day of February 2023.

  
Benjamin C. Roberts

  
Christina M. Roberts

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 13, 2023, by Benjamin C. Roberts and Christina M. Roberts.



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