

2023-001172

Klamath County, Oregon

After recording, return to:

McCord & Hemphill LLC  
65 NW Greeley Ave.  
Bend, OR 97703



00311727202300011720010012

02/21/2023 11:36:42 AM

Fee: \$82.00

Mail tax statements to:

James G. Montemagno & Heather L. Walicki, Trustees  
The H+J Trust  
217 SW Summer Lake Dr.  
Bend, OR 97702

**STATUTORY BARGAIN AND SALE DEED**

**GRANTOR:** James Montemagno and Heather Walicki, not as tenants in common but with rights of survivorship

**GRANTEE:** James G. Montemagno and Heather L. Walicki, Trustees of the H+J Trust U/T/A dated 02/08/2023

Grantor conveys to Grantee the following described real property, subject to all encumbrances of record:

**Lots 51 and 52, Block 31, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is: none (Change of Vesting / 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, 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.

James Montemagno

Heather Walicki

STATE OF OREGON  
County of Deschutes

This instrument was acknowledged before me on February 8, 2023, by James Montemagno and Heather Walicki, as Grantors.

Notary Public – State of Oregon

