

2023-001743

Klamath County, Oregon



00312449202300017430020022

03/14/2023 11:04:36 AM

Fee: \$87.00

Grantor's Name and Address

DEBRA L. MUNSON, TRUSTEE
STONEBROOK LIVING TRUST
DATED FEBRUARY 4, 2015
2131 GETTLE STREET
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

DEBRA L. MUNSON
2131 GETTLE STREET
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

DEBRA L. MUNSON
2131 GETTLE STREET
KLAMATH FALLS, OREGON 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DEBRA L. MUNSON, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE STONEBROOK LIVING TRUST DATED FEBRUARY 4, 2015, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto DEBRA L. MUNSON, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Situs address: 2131 Gettle St., Klamath Falls, OR

Account #: R517907

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. (Zero). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of February, ~~2022~~ ^{2023 DLM}, if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

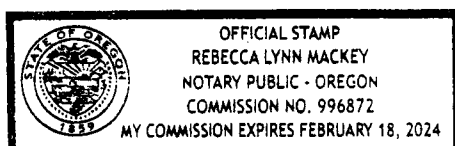
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

Debra L. Munson, TTEE
DEBRA L. MUNSON, Trustee

State of Oregon

County of Klamath

Before me this 9 day of February, ~~2022~~ ^{RM 2023}, personally DEBRA L. MUNSON, TRUSTEE, UNDER THE STONEBROOK LIVING TRUST DATED FEBRUARY 4, 2015, and acknowledged the foregoing instrument to be their voluntary act and deed.



Rebecca Lynn Mackey
Notary Public of Oregon

My Commission expires: 02/18/24

EXHIBIT "A"

A portion of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section 2, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the east line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 88° 57' East a distance of 330.02 feet and North 0° 35' West along the said East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section 2, a distance of 588.9 feet from the Southwest corner of the SE1/4 NW1/4 of said Section 2, which point is the true point of beginning of this description; thence continuing North 0° 35' West a distance of 75 feet to a point; thence South 89° 25' West a distance of 135 feet to a point; thence South 0° 35' East a distance of 75 feet to a point; thence North 89° 25' East a distance of 135 feet to the point of beginning. *hm*

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