

2023-001785

Klamath County, Oregon



00312501202300017850020028

03/15/2023 11:38:52 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Craig A. Fleck &
Colette M. Fleck
1620 Ridgecrest Dr.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Craig Allen Fleck and Colette Marie Fleck, Trustees
of The Fleck Family Living Trust, u.a.d. 3/10/2023
1620 Ridgecrest Dr.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

Craig A. Fleck and Colette M. Fleck hereinafter referred to as grantor, conveys to Craig Allen Fleck and Colette Marie Fleck, Trustees of The Fleck Family Living Trust, u.a.d. 3/10/2023, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 9 in Block 2 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

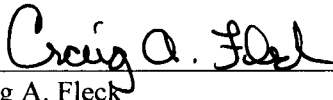
Property ID: 173564
Map Tax Lot: 3809-020DD-07200

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 the whole consideration, i.e. estate planning purposes.

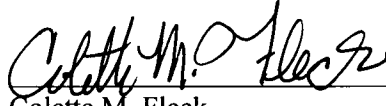
IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of March 2023.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



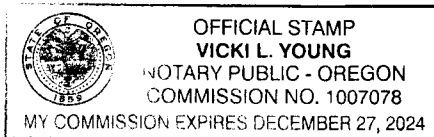
Craig A. Fleck

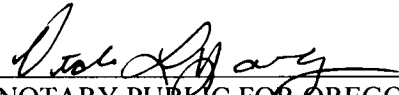


Colette M. Fleck

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of March 2023,
by Craig A. Fleck.

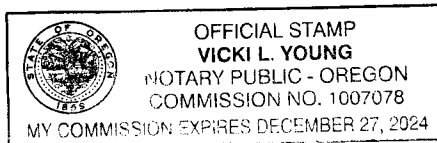




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of March 2023,
by Colette M. Fleck.





NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024