

2023-001833

Klamath County, Oregon



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03/16/2023 03:18:17 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Leland W. Hunter and Leda J. Hunter  
P O. Box 483  
Bly, OR 97622

GRANTEE'S NAME AND ADDRESS:

Leland Wayne Hunter and  
Leda Jean Hunter, Trustees of the  
Hunter Family Living Trust,  
u.a.d. January 31, 2023  
P.O. Box 483  
Bly, OR 97622

SEND TAX STATEMENTS TO:

Leland Wayne Hunter and  
Leda Jean Hunter, Trustees  
P.O. Box 483  
Bly, OR 97622

**BARGAIN AND SALE DEED**

**LELAND W. HUNTER and LEDA J. HUNTER, as tenants by the entirety, hereinafter referred to as grantor, conveys to LELAND WAYNE HUNTER and LEDA JEAN HUNTER, TRUSTEES OF THE HUNTER FAMILY LIVING TRUST, U.A.D. JANUARY 31, 2023 hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:**

Lot 39 in Block 2 of Bley-Was Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Accounts: 406723

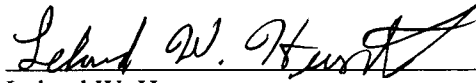
Map & Tax Lot No: 3714-003CD-03600

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., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15<sup>th</sup> 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.



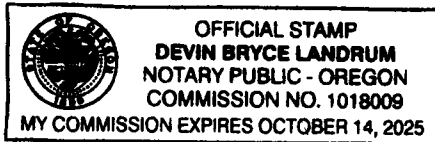
Leland W. Hunter



Leda J. Hunter

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15<sup>th</sup> day of March, 2023, by Leland W. Hunter and Leda J. Hunter.





NOTARY PUBLIC FOR OREGON

My Commission expires: 10-14-25