

THIS SPACE RESERVED FOR REC

2023-002053

Klamath County, Oregon



00312867202300020530030035

03/27/2023 09:57:14 AM

Fee: \$92.00

Clifford Lawrence Ambers, Trustee of the  
Clifford Lawrence Ambers Revocable Living Trust  
7120 Wocus Rd  
Klamath Falls, OR 97601

Grantor's Name and Address

Donald Hess and Laura Penkava, Trustees of the  
Hess Family Revocable Trust uad 12-14-22  
7120 Wocus Rd  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:  
Donald Hess and Laura Penkava, Trustees of the  
Hess Family Revocable Trust uad 12-14-22  
7120 Wocus Rd  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Donald Hess and Laura Penkava, Trustees of the  
Hess Family Revocable Trust uad 12-14-22  
7120 Wocus Rd  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Clifford Lawrence Ambers, Trustee of the Clifford Lawrence Ambers Revocable Living Trust, dated July 17,2013**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Donald Hess and Laura Penkava, as Trustees of the Hess Family Revocable Trust uad 12-14-22,**

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 the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is Zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

Returned at Counter

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.

In Witness Whereof, the grantor has executed this instrument this 26 day of March, 2023; if a corporate grantor, 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.

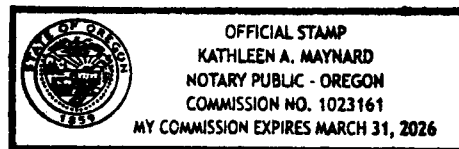
Clifford Lawrence Ambers Revocable Living Trust, dated July 17, 2013

Clifford Lawrence Ambers  
Clifford Lawrence Ambers, Trustee

State of Oregon} ss  
County of Klamath}

On this 26 day of March, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Clifford Lawrence Ambers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen A. Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description

Exhibit "A"

Parcel 1

**Lot 1, 2, 3, 4, 5, 7, 8 and 9 in Block 1 of UPPER LAKE GARDENS ACRES, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

APN 3809-006C0-00400

Parcel 2

**Lots 2, 3, 4, 10, 11, 12, 13, 14, 15, 16 and that portion of Lots 5, 6 and 9 lying Easterly of the Dalles-California Highway in Block 2; Lots 8, 9, 10, 11 and that Portion of Lots 12 & 13 lying Easterly of Dalles-California Highway in Block 3; All in UPPER LAKE GARDENS ACRES in the County of Klamath, State of Oregon.**

APN 3809-006C0-00700 / APN 3809-006C0-01000 / APN 3809-006C0-01500 / APN 3809-006C0-01100  
APN 3809-006C0-01400

Parcel 3

**The North Half of the Northeast quarter of Section 11 TWP 39 South, RNGE 8 East , of the Willamette Meridian, Klamath County, Oregon.**

APN 3908-00000-02000

Parcel 4

**Lots 1, 2, 3, 4, 5, 7, 8, and 9 in Block 1 of UPPER LAKE GARDENS ACRES, EXCEPTING therefrom that PORTION DEEDED TO THE State of Oregon by and through its Highway Commission in Deed Volume 134 at page 360, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

APN 3809-006C0-00300

Parcel 5

**Lot 1 in Block 2 of UPPER LAKE GARDENS ACRES, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

APN 3809-006C0-00600