

2023-002064

Klamath County, Oregon



00312879202300020640020021

03/27/2023 11:57:03 AM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

Send tax statements to:

Mitchell D. Harritt, Trustee
Marcia R. Allen, Trustee
5506 Balsam Drive
Klamath Falls OR 97601

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed on the 23rd day of March 2023, by Marcia R. Allen and Mitchell Harritt, with right of survivorship, Grantors, who convey to Mitchell D. Harritt and Marcia R. Allen, Trustees of the Mitchell D. Harritt and Marcia R. Allen Revocable Living Trust Dated March 23, 2023, and their successors in Trust, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

Parcel 1 of Land Partition 36-03, being a replat of Parcel 2 and a portion of Parcel 1 of Major Land Partition 81-05, situated in the SW ¼ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3908-012CO-00100 and
Tax Account No. 494922


More commonly referred to as 5506 Balsam Drive, Klamath Falls, Oregon 97601.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, said Grantors have executed this instrument this ____ day of March 2023.



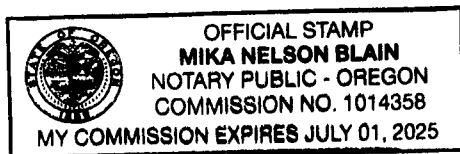
Marcia R. Allen



Mitchell Harritt

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 23rd, 2023, by Marcia R. Allen and Mitchell Harritt.





Notary Public for Oregon
My Commission Expires: 07/01/2025