

**2023-002811**

**Klamath County, Oregon**



00313736202300028110020026

04/17/2023 10:48:47 AM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

**FOR RE**

Christine D. Mosier-Cryslar  
Attorney at Law  
P.O. Box 220  
280 A Street East  
Vale, Oregon 97918

**SEND TAX STATEMENTS TO:**

Michael L. Weaver  
2212 Lakeshore Drive  
Klamath Falls, Oregon 97601

**Bargain & Sale Deed**

This conveyance is done for estate planning purposes.

Michael Lee Weaver, an individual, is the Grantor. Michael Lee Weaver trustee of the Michael L. Weaver Revocable Trust u/t/d, April 3, 2023, an Oregon Trust, is the Grantee. Grantor does hereby bargain, sells and conveys unto Grantee all of his right, title, and interest in the following real property commonly known as 1330 Klamath Avenue, Klamath Falls, Klamath County, Oregon, described as follows:

**Lots 1A, 1B, and the Easterly 10 feet of Lot 1C, in Block 4 RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this transfer is other value given.

“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

DEED -1-

Christine D. Mosier-Cryslar ■ P.O. Box 220 ■ Vale, OR 97918 ■ (541)473-3141

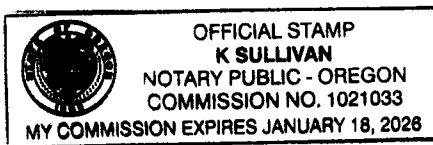
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

DATED this 12 day of April, 2023.

Michael Lee Weaver  
Michael Lee Weaver, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Malheur        )

This instrument was acknowledged before me on this 12<sup>th</sup> day of April, 2023, by Michael Lee Weaver.



K Sullivan  
NOTARY PUBLIC FOR Jan. 18, 2026  
My Commission Expires: Oregon