

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Jesse C. Guthrie and Tara K. Guthrie
8080 Matney Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Jesse Cameron Guthrie and
Tara Kathleen Guthrie, Trustees of the
J & T Guthrie Family Trust, uad
April 14, 2023
8080 Matney Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jesse Cameron Guthrie and
Tara Kathleen Guthrie, Trustees
8080 Matney Way
Klamath Falls, OR 97603

2023-003283**Klamath County, Oregon**

00314286202300032830040043

05/01/2023 01:15:56 PM

Fee: \$97.00

BARGAIN AND SALE DEED

JESSE C. GUTHRIE and TARA K. GUTHRIE, as Tenants by the Entirety, hereinafter referred to as grantor, conveys to **JESSE CAMERON GUTHRIE and TARA KATHLEEN GUTHRIE, TRUSTEES OF THE J & T GUTHRIE FAMILY TRUST**, uad April 14, 2023, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

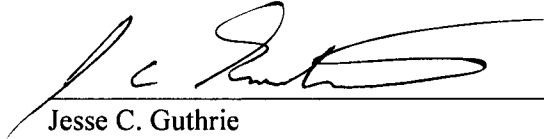
See Exhibit "A" attached hereto and incorporated herein by reference.

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 14 day of April, 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,

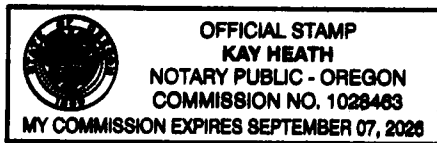
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Jesse C. Guthrie


Tara K. Guthrie

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of April, 2023, by
Jesse C. Guthrie and Tara K. Guthrie.




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

EXHIBIT "A"

Attached to and made a part of that certain
Bargain and Sale Deed wherein
Jesse C. Guthrie and Tara K. Guthrie
are Grantors and
Jesse Cameron Guthrie and Tara Kathleen Guthrie,
Trustees of the J & T Guthrie Family Trust
are Grantees

PARCEL 1:

That portion of the E½ of the NW¼ of Section 19, township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Westerly of the Klamath Irrigation District "C" Canal, EXCEPTING THEREFROM the following described parcel:

Beginning at a point on the West boundary of the E½ of the NW¼ of said Section 19 and on the South right of way line of Matney Road; thence Southerly along said West boundary of the E½ of the NW¼, 590.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 445.00 feet; thence Northerly parallel with said West boundary, 590.00 feet to a point on the South right of way line of said Matney Road; thence Westerly along said South right of way line, 445.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Commencing at a point on the West boundary of the E½ of the NW¼ of said Section 19 and on the South right of way line of Matney Road; thence Easterly along said South right of way line, 445.00 feet to the true point of beginning of this description; thence Southerly parallel with said West boundary of the E½ of the NW¼, 590.00 feet; thence Easterly parallel with the South right of way line of said Matney Road; 340.00 feet; thence Northerly parallel with said West boundary of the E½ of the NW¼, 340.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 215.00 feet, more or less to a point on the West right of way line of the Klamath Irrigation District "C" Canal, thence North and Northwesterly along said West right of way line, 250.00 feet to a point on the South right of way line of said Matney Road; thence Westerly along said South right of way line, 555.00 feet to the true point of beginning of this description.

Property ID No.: 98593
Map Tax Lot No. 4010-01900-00600

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PARCEL 2:

That portion of the W½NE¼ of Section 19, Township 40 South, Range 10
East of the Willamette Meridian, Klamath County, Oregon, lying
Southwesterly of the U.S.B.R. "C" Canal.

Property ID NO. 830239

Map Tax Lot No.: 4010-01900-01001

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