

2023-003586

Klamath County, Oregon

05/11/2023 08:23:05 AM

Fee: \$87.00

Grantors:

David W. Musgrove
Robin L. Musgrove
6823 C Street
Springfield, Oregon 97478

Grantee:

David W. Musgrove & Robin L. Musgrove
Trustees of the Musgrove Family Trust
6823 C Street
Springfield, Oregon 97478

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

David W. Musgrove & Robin L. Musgrove
Trustees of the Musgrove Family Trust
6823 C Street
Springfield, Oregon 97478

After recording return to:

David W. Musgrove & Robin L. Musgrove
Trustees of the Musgrove Family Trust
6823 C Street
Springfield, Oregon 97478

BARGAIN AND SALE DEED

David W. Musgrove and Robin L. Musgrove, as tenants by the entirety, Grantors, convey to **David W. Musgrove and Robin L. Musgrove, Trustees of the Musgrove Family Trust**, Grantees, and grantees' heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

LOT 15 OF DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

2407-007AO-08800-000

KEY NO. 886962

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

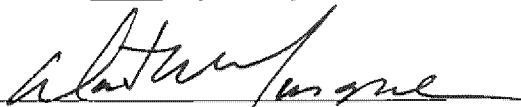
#1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER FIRE PATROL. #2) COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS AS SHOWN ON THE OFFICIAL PLAT OF DIAMOND PEAKS, TRACT NO. 1355, TO WIT: "COVENANTS, CONDITIONS AND RESTRICTIONS AS PER VOL M00, PAGE 17884 IN KLAMATH COUNTY RECORDS, COVENANTS, CONDITIONS AND RESTRICTIONS AS PER VOL M90, PAGE 30 IN KLAMATH COUNTY RECORDS, 16.00 FOOT AND 20.00 FOOT DRAINAGE EASEMENT AS SHOWN, 10.00 AND 30.00 FOOT SLOPE EASEMENTS, 16.00 FOOT UTILITY EASEMENTS, 25.00 FOOT INGRESS/EGRESS EASEMENTS, AND A 10.00 FOOT X 20.00 FOOT EASEMENT FOR CENTURY TELEPHONE AS SHOWN ON SAID PLAT. "NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT DEPICTED ON THE PLAT." "WE, DIAMOND MEADOWS ROAD AND UTILITY ASSOCIATION, OWNERS OF A PRIVATELY OWNED DOMESTIC WATER SUPPLY SYSTEM, SUBJECT TO THE REGULATIONS BY THE OREGON PUBLIC UTILITY COMMISSION, CERTIFY THAT WATER

WILL BE AVAILABLE TO THE LOT LINE OF EACH AND EVERY LOT DEPICTED ON THE PLAT." #3) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON 02-12-2002 VOL M02, PAGE 8514, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is \$ None (change of vesting only).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

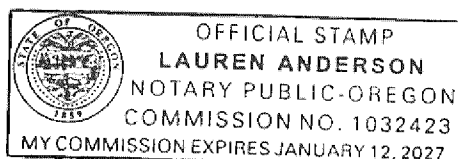
Dated this 10 day of May, 2023.

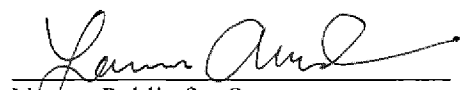

DAVID W. MUSGROVE, Grantor


ROBIN L. MUSGROVE Grantor

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me on this 10 day of May, 2023, by DAVID W. MUSGROVE and ROBIN L. MUSGROVE.




Notary Public for Oregon
My Commission expires 1/12/2027