

Diana Bottles
Returned at Counter

Grantor:
MaryAnn Feskanich
1183 Shady Mill Road
Corona CA 92882

Grantee:
MaryAnn Feskanich Trust
1183 Shady Mill Road
Corona CA 92882

After recording, return and send tax statements to:
MaryAnn Feskanich
MaryAnn Feskanich Trust
1183 Shady Mill Road
Corona CA 92882

2023-003737
Klamath County, Oregon



05/16/2023 03:29:03 PM Fee: \$82.00

BARGAIN AND SALE DEED

Know all by these presents that MaryAnn Feskanich, Grantor, conveys the entire interest to, as Trustee to the MARYANN FESKANICH and KAREN FESKANICH GARTNER, or their successor in interest, of the MARYANN FESKANICH TRUST DATED November 30, 2021, and any amendments thereto, Grantee, the real property described below in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

The East 1/2 of the West 1/2 of the East 1/2 of the South 1/2 of the North East 1/4 of Section 19, Township 35, Range 11, East Willamette Meridian, consisting of ten acres more or less. Excepting therefrom the Southern 30 feet as an easement for ingress and egress.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged.

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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9 day of May, 2023.

MARYANN FESKANICH, Grantor

STATE OF California)
County of Riverside) ss.

On this 09th day of MAY, 2023, the foregoing instrument was acknowledged before me by MARYANN FESKANICH.

Notary Public for
My Commission Expires: FEB. 01, 2025

