

Returned at Counter

2023-004333
Klamath County, Oregon

Send Tax Statements to Grantee at:

The Maynard Living Trust

7651 Highway 66

Klamath Falls, OR 97601

After Recording return to:

The Maynard Living Trust

7651 Highway 66

Klamath Falls, OR 97601



00315529202300043330010018

06/07/2023 09:10:50 AM

Fee: \$82.00

BARGAIN AND SALE DEED

Scott A. Maynard and Kathleen A. Maynard, as Tenants by the Entirety, Grantors, conveys to Scott A. Maynard and Kathleen A. Maynard, Trustees of the Maynard Living Trust dated June 10th, 2023, and any amendment thereto, Grantee, the following described real property:

A parcel of land in the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point North 89° 31' 24" West 77.0 feet and South 0° 40' 29" West 165.0 feet from the North quarter corner of Section 23 to an iron pin which is the true point of beginning; thence South 0° 40' 29" West 296.0 feet to a point on the Northerly right of way Keno-Ashland Highway; thence South 55° 57' 10" West along said right of way 154.6 feet to a point; thence North 10° 45' 24" West 391.5 feet to an iron pin; thence South 89° 31' 24" East 204.8 feet to the point of beginning.

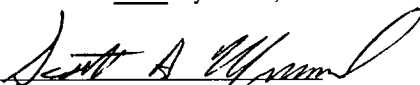
Tax Identification Number: 232916AM


SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

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, 195.30 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 10th day of June, 2023.

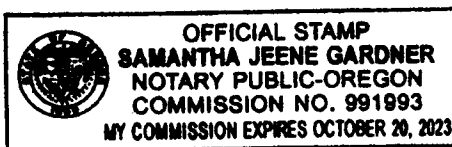

Scott A. Maynard, Grantor


Kathleen A. Maynard, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me the above named Scott A. Maynard and Kathleen A. Maynard, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 10th day of June, 2023.




NOTARY PUBLIC FOR OREGON