

Returned at Counter

2023-004502
Klamath County, Oregon



00315719202300045020020025

06/13/2023 09:01:43 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Bruce S. Mellor and Glee H. Mellor,
Trustees of the B&G Mellor Family Trust
6709 Covina Ct
Klamath Falls, OR 97603

Grantors:

Bruce S. Mellor and Glee H. Mellor
6709 Covina Ct
Klamath Falls, OR 97603

Grantee:

Bruce S. Mellor and Glee H. Mellor,
Trustees of the B&G Mellor Family Trust
6709 Covina Ct
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Bruce S. Mellor and Glee H. Mellor, as tenants by the entirety, Grantors, convey to Bruce S. Mellor and Glee H. Mellor, Trustees of the B&G Mellor Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7, Block 25, Tract 1194, Tenth Addition to Sunset Village, 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 \$0.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 12th day of June, 2023.



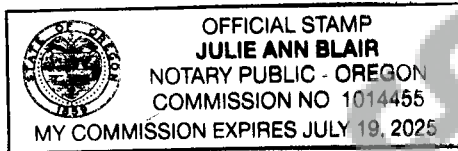
Bruce S. Mellor, Grantor




Glee H. Mellor, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 12th day of June, 2023, the above-named Bruce S. Mellor and Glee H. Mellor, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 07/19/2025