

2023-005383

Klamath County, Oregon

07/03/2023 08:26:02 AM

Fee: \$87.00

After recording return to:

Lindsay E. Gardner
Bryant, Lovlien & Jarvis, P.C.
591 S.W. Mill View Way
Bend, Oregon 97702

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

Beverly J. Brewer, Trustee
P.O. Box 1513
La Pine, OR 97739

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

BEVERLY J. BREWER, Grantor, conveys to **BEVERLY J. BREWER, Trustee, or the Successor Trustee, of the Beverly Brewer Trust UTA dated May 4, 2023**, Grantee, all of my interest in the real property located at Klamath County, Oregon, being more particularly described as follows:

Lot 51 & 52, Block 2, Tract 1098, Split Rails Ranchos, in the County of Klamath,
State of Oregon.

subject to all encumbrances, easements and restrictions of record.

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: May 4, 2023

Grantor:


BEVERLY J. BREWER

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on May 4, 2023, by BEVERLY J. BREWER to be her voluntary act and deed. Before Me:


Notary Public for Oregon

