

Returned at Counter
Parks + Ratliff

AFTER RECORDING RETURN TO:

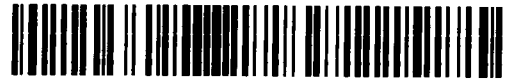
Wallace L. Spires
1111 Pacific Terrace
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Wallace L. Spires
1111 Pacific Terrace
Klamath Falls, OR 97601

2023-005661

Klamath County, Oregon



00317074202300056610010016

07/10/2023 11:21:17 AM

Fee: \$82.00

BARGAIN AND SALE DEED

WALLACE LUND SPIRES, Successor Trustee of the Ida L. Spires Revocable Living Trust dated August 24, 2000, Grantor, convey to WALLACE L. SPIRES, Grantee, the following described real property:

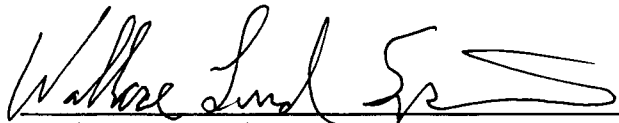
Lot 4 and the N1/2 of Lot 5, Block 51, HOT SPRINGS ADDITION of the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Real property taxes assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer is trust distribution.

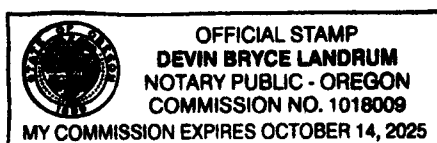
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

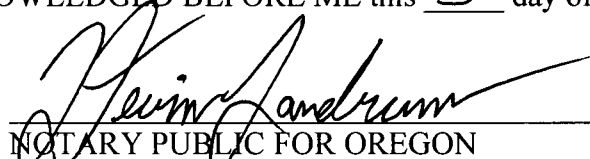
DATED this 5 day of July, 2023.


Wallace Lund Spires, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5th day of July, 2023 by Wallace Lund Spires.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25