

THIS SPACE RESERVED FOR RE

2023-006604

Klamath County, Oregon



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08/03/2023 02:53:46 PM

Fee: \$92.00

The Caron and Elizabeth Merkley Family Trust
Michael F. Merkley and Elizabeth M. Merkley, Successor
Trustees

3447 Hwy 39

Klamath Falls, OR 97603

Grantor's Name and Address

Michael Merkley Separate Property Trust dated June 20,2023
Michael Fallon Merkley, Trustee

7070 Teare Lane

Bonanza, OR 97623

Grantee's Name and Address

After recording return to:

Michael Merkley Separate Property Trust dated June 20,2023
Michael Fallon Merkley, Trustee

7070 Teare Lane

Bonanza, OR 97623

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

Michael Merkley Separate Property Trust dated June 20,2023
Michael Fallon Merkley, Trustee
7070 Teare Lane
Bonanza, OR 97623

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Michael F. Merkley, Successor Trustee and Elizabeth M. Merkley, Successor Trustee of the Carson and Elizabeth Merkley Family Trust, Dated February 12,2018,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Michael Fallon Merkley, Trustee of the Michael Merkley Separate Property Trust dated June 20,2023,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 13 day of July, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Carson and Elizabeth Merkley Family Trust, Dated February 12, 2018

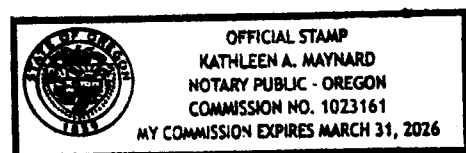
Michael F. Merkley
Michael F. Merkley, Successor Trustee

Elizabeth M. Merkley
Elizabeth M. Merkley, Successor Trustee

State of Oregon} ss
County of Klamath}

On this 13 day of July, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Michael F. Merkley and Elizabeth M. Merkley, known or identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within Instrument and acknowledged to me that ~~he~~/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen A. Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



LEGAL DESCRIPTION
EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

NE 1/4 SW 1/4, SE 1/4 NW 1/4 and Lots 2 and 3 of Section 30, Township 39 South, Range 12 East of the Willamette Meridian,

ALSO, a portion of the SW 1/4 NE 1/4 of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, described as follows: A parcel of land lying West of a line drawn from the Northwest corner of the SW 1/4 NE 1/4 of said Section 30, Township 39 South, Range 12 East of the Willamette Meridian diagonally across said forty until said line reaches the Southeast corner of said SW 1/4 NE 1/4 of said Section 30.

SAVING AND EXCEPTING from the above described parcels that portion which lies Northerly and Easterly of Teare Road.

APN: 3912-00000-05900