

After Recording Return To:
Fitch & Neary P.C.
210 SW 5th St., Suite 2
Redmond, Oregon 97756

Unless Otherwise Requested, All
Tax Statements Shall be sent to:
Douglas P. Sanders
21255 Gift Rd.
Bend, OR 97703

BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is for estate planning purposes and \$0.

DOUGLAS P. SANDERS Grantors, grant, bargain, sell and convey unto DOUGLAS J. SANDERS and KELLY SANDERS, Co-Trustees, or their successors in trust of the SANDERS FAMILY TRUST dated August 30 2023, and any amendments thereto, Grantee, and unto Grantee's heirs, successors and assigns, all of Grantors' right, title and interest in the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lot 18, Block 11, SUN FOREST ESTATES, Tract 1060, as shown by Map on file in the office of the county recorder.

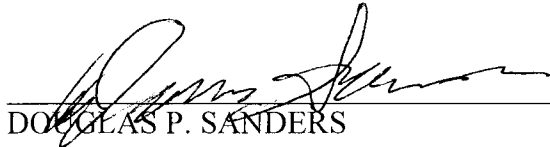
Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrances caused or created by the Grantees.

Map and Tax lot 2310-036D0-09800

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

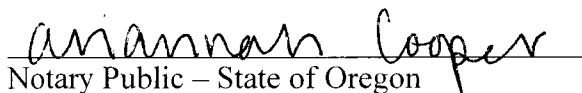
DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED effective the 30 day of August 2023.


DOUGLAS P. SANDERS

STATE OF OREGON
};
County of Deschutes)

Personally appeared before me this 30 day of August 2023, the above-named DOUGLAS P. SANDERS and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public – State of Oregon

