

Michael Spencer  
Returned at Counter

Michael L. Spencer, Trustee  
Grantor  
Sprague River Bridge Connection  
23411 Sprague River Rd.  
Sprague River, OR 97639

Grantee  
After recording return to:  
Michael L. Spencer  
Until a change is  
requested, all tax statements  
shall be sent to the following address: GRANTEE

2021-018636  
Klamath County, Oregon



00292554202100186360010019  
12/16/2021 02:10:33 PM Fee: \$82.00

2023-007605  
Klamath County, Oregon



00319403202300076050030033  
08/31/2023 12:22:20 PM Fee: \$92.00

BARGAIN AND SALE DEED

Michael L. Spencer, Trustee of the MLS Revocable Living Trust, Grantor, conveys to the Sprague River Bridge Connection, an Oregon nonprofit corporation. Grantee, the real property and all improvements thereon described below, located in Klamath County, Oregon.

**Lots 10, 11 and 12 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind, provided, however, that this deed is given to Grantee to allow the Grantee to establish a new food bank location on the subject property. ~~If the Grantee does not establish a food bank on the subject property by December 31, 2026 or at any time uses the subject property for any purpose other than a food bank, or transfers the subject property to a third party who does not use the subject property for a food bank, then this Deed shall be deemed null and void and the subject property shall revert to the ownership of the Grantor.~~

Consideration for this transfer is a donation valued at \$25,000.00.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 14<sup>th</sup> day of December, 2021.

Michael L. Spencer, Trustee of the MLS Revocable Living Trust

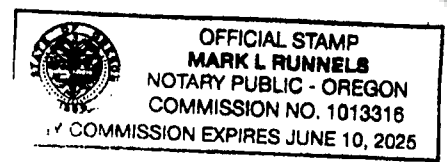
\* See attached release

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Michael L. Spencer, Trustee of the MLS Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me:   
Notary Public for  
My Commission Expires: 6/10/25



State of Oregon  
County of Klamath  
I hereby certify that instrument #2021-018636,  
recorded on 12/16/2021, consisting of 1 page  
(s), is a correct copy as it appears on record at  
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk  
Date: August 31st, 2023

Rochelle Long

Rerecorded at the request of Mike Spencer to  
correct / remove clause. Previously recorded 2021-018636



12/16/2021 02:10:33 PM

Fee: \$82.00

Michael L. Spencer, Trustee

Grantor

Sprague River Bridge Connection  
23411 Sprague River Rd.  
Sprague River, OR 97639

Grantee

After recording return to:  
Michael L. Spencer

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

**BARGAIN AND SALE DEED**

Michael L. Spencer, Trustee of the MLS Revocable Living Trust, Grantor, conveys to the Sprague River Bridge Connection, an Oregon nonprofit corporation. Grantee, the real property and all improvements thereon described below, located in Klamath County, Oregon.

**Lots 10, 11 and 12 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

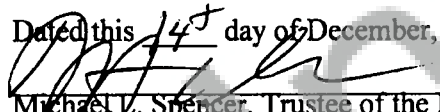
Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind, provided, however, that this deed is given to Grantee to allow the Grantee to establish a new food bank location on the subject property. If the Grantee does not establish a food bank on the subject property by December 31, 2026 or at any time uses the subject property for any purpose other than a food bank, or transfers the subject property to a third party who does not use the subject property for a food bank, then this Deed shall be deemed null and void and the subject property shall revert to the ownership of the Grantor.

Consideration for this transfer is a donation valued at \$25,000.00.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

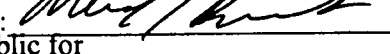
Dated this 4<sup>th</sup> day of December, 2021.

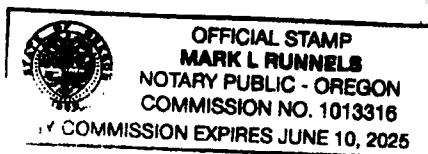
  
Michael L. Spencer, Trustee of the MLS Revocable Living Trust

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Michael L. Spencer, Trustee of the MLS Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me:   
Notary Public for  
My Commission Expires: 6/10/25



State of Oregon

County of Klamath

I hereby certify that instrument #2021-018636,  
recorded on 12/16/2021, consisting of 1 page  
(s), is a correct copy as it appears on record at  
the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: August 31st, 2023

  
Rochelle Long

Michael L. Spencer, Trustee

Grantor

Sprague River Bridge Connection  
23411 Sprague River Rd.  
Sprague River, OR 97639

Grantee

After recording return to:  
Michael L. Spencer

RELEASE OF REVISIONARY INTEREST

WHEREAS, on December 14, 2021, Michael L. Spencer, Trustee of the MLS Revocable Living Trust, Grantor executed a Bargain and Sale Deed to the Sprague River Bridge Connection, an Oregon nonprofit corporation. Grantee, which Deed was recorded in the office of the Klamath County Clerk as document number 2021-018636, conveying the following described real property located in Klamath County, Oregon to Grantee:

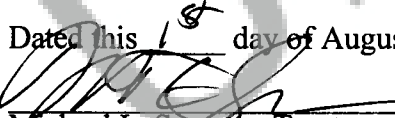
**Lots 10, 11 and 12 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Said Bargain and Sale Deed contained a clause providing that if the Grantee did not establish a food bank on the subject property by December 31, 2026 or at any time uses the subject property for any purpose other than a food bank, or transfers the subject property to a third party who does not use the subject property for a food bank, then the Deed shall be deemed null and void and the subject property shall revert to the ownership of the Grantor.

Grantor now releases Grantee from any and all provisions of the revisionary clause set out above in it's entirety.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

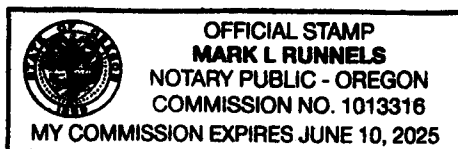
Dated this 1<sup>st</sup> day of August, 2023.

  
Michael L. Spencer, Trustee of the MLS Revocable Living Trust

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Michael L. Spencer, Trustee of the MLS Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed this 1<sup>st</sup> day of August, 2023.

(S E A L)



Before  
me:

  
Notary Public for Oregon