



00321037202300089540030034

10/17/2023 01:28:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Ryan D. McNiven and  
Brittany R. McNiven  
1198 Buck Island Dr.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Ryan David McNiven and  
Brittany Rochelle McNiven, Trustees of the  
McNiven Family, Trust, uad 10-04-23  
1198 Buck Island Dr.  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Ryan David McNiven and  
Brittany Rochelle McNiven, Trustees  
1198 Buck Island Dr.  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

**RYAN D. McNIVEN and BRITTANY R. McNIVEN**, hereinafter referred to as grantor, conveys to **RYAN DAVID McNIVEN and BRITTANY ROCHELLE McNIVEN, TRUSTEES OF THE McNIVEN FAMILY TRUST**, uad **October 4, 2023**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

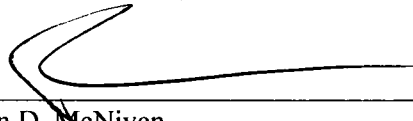
(See Exhibit "A" attached hereto and incorporated herein by reference.)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of October, 2023.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

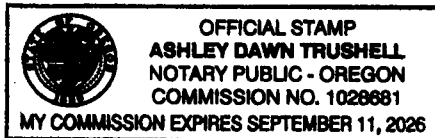
  
\_\_\_\_\_  
Ryan D. McNiven

  
\_\_\_\_\_  
Brittany R. McNiven

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4 day of October, 2023,  
by Ryan D. McNiven and Brittany R. McNiven.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9/11/2026



**EXHIBIT "A"**

Attached to and made a part of that certain Bargain and Sale Deed wherein  
Ryan D. McNiven and Brittany R. McNiven are Grantors, and  
Ryan David McNiven and Brittany Rochelle McNiven, Trustees  
of the McNiven Family Trust, uad 10-04-23, are Grantees

**PROPERTY DESCRIPTION**

**Parcel 1:**

Lots 1, 2 and 3 of Block 17, Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 2:**

Lot 4, Block 17 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 3:**

Lot 5, Block 17 of Second Railroad Addition to the City of Klamath Falls, excepting the Southerly 5 feet of said Lot 5, Block 17, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 4:**

The Southerly 5 feet of Lot 5 and all of Lots 6, 7, Block 17 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 5:**

A portion of Lot 28, Block 17 of "Plat of 2<sup>nd</sup> Railroad Addition to Klamath Falls, Oregon", situated in the SW¼NW¼ of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 28; Thence South, along the East line of said Lot 28, 350.00 feet to the Southwest corner of Lot 7; Block 17; thence South 89°47'09" West 20.00 feet; thence North 350.00 feet to a point on the North line of said Lot 28; thence North 89°47'09" East 20.00 feet to the point of beginning. See Map of "Property Line Adjustment 4-99" on file at the office of the Klamath County Surveyor.

Property ID Nos.: 478281, 478307

Map Tax Lot Nos.: 3809-033BC-08300; 3809-033BC-08500