

AFTER RECORDING RETURN TO:

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



00321038202300089550020023

10/17/2023 01:29:01 PM

Fee: \$87.00

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:

Lot 14 in Block 2 of TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID. No.: 426088
Map Tax Lot No.: 3808-025DD-01700

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.

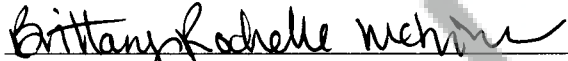
IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of October, 2023.

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

