



00321173202300090750030031

10/20/2023 03:11:43 PM

Fee: \$92.00

When recorded return to:
Will Dennis, Attorney at Law LLC
438 NE Irving Ave.
Bend OR 97701

Tax statements should be sent to:
Susan Ruth Prentice, Trustee
PO Box 863
Gilchrist, OR 97737

BARGAIN AND SALE DEED

Susan R. Prentice, surviving Grantor of Steven D. Prentice* and Susan R. Prentice Grantors, hereby conveys to, Susan Ruth Prentice Trustee, or her successors in trust under the Susan Ruth Prentice Living Trust dated, October 10, 2023 and any amendments thereto, Grantee, 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:

See attached Legal Description "Exhibit A"

Map/Taxlot No.: 2309-012C0-00800

Account #: 817316

Situs Address: 1521 Circle Bar Dr., La Pine, OR 97739

***Death Certificate previously recorded May 17, 2023—Recording #2023-3768.**

This deed is given to place real property in a revocable living trust. Under the terms of said trust upon the resignation, death or disability of the initial trustee, the successor trustee(s) will become trustee.

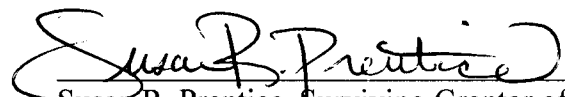
The true consideration for this conveyance is \$1.00.

"THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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: October 10, 2023.

Grantor:

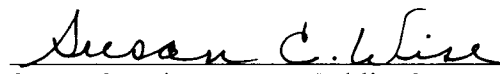

Susan R. Prentice, Surviving Grantor of

ACKNOWLEDGMENT

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on October 10, 2023; by Susan R. Prentice, Surviving Grantor.




Susan C. Wise, Notary Public, State of Oregon
My Commission Expires: 12 April 2025

LEGAL DESCRIPTION

"EXHIBIT A"

PARCEL 1:

Lot 4 in Block 2 of Plat No. 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2, of Plat #1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; run South 0 degrees 04' 15" East along the common line between Lots 3 and 4, a distance of 200.00 feet to the True Point of beginning of the following parcel of land; run thence South 0 degrees 04' 15" East along the common line between Lots 3 & 4, a distance of 422.23 feet to a 5/8 inch iron rod marking the common corner between Lots 3 & 4 and Circle Bar Drive, thence along the arc of a 50 foot radius curve to the left a distance of 31.96 feet, the long chord bears South 71 degrees 44' 10" West 31.62 feet, thence along a 50 foot radius curve to the right a distance of 32.18 feet, the long chord bears South 71 degrees 36' 54" West 31.42 feet, thence North 89 degrees 49' 44" West a distance of 31.88 feet to a 5/8 inch iron rod, thence leaving the North line of Circle Bar Drive, run North 0 degrees 04' 15" West a distance of 442.85 feet to a 5/8 inch iron rod, thence South 89 degrees 26' 35" East a distance of 91.75 feet to the Point of Beginning.

PARCEL 2:

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2 of Plat #1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, run thence South 89 degrees 26' 35" East along the North line of said Lot 3 a distance of 200.00 feet to a 5/8 inch iron rod, thence South 0 degrees 04' 15" East a distance of 200.00 feet to a 5/8 inch iron rod, thence North 89 degrees 26' 35" West a distance of 200.00 feet to a 5/8 inch iron rod on the West line of said Lot 3 thence North 0 degrees 04' 15" West a distance of 200.00 feet to the Point of Beginning, Klamath County, Oregon.