Send Tax Statements to Grantee at:
The Brosius Living Trust
3822 Pointer Drive
Klamath Falls, OR 97603

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8

Bend, OR 97709

**2023-009145**Klamath County, Oregon

00321253202300091450010011

10/24/2023 08:09:11 AM

Fee: \$82.00

## BARGAIN AND SALE DEED

David G. Brosius and Tani R. Brosius, as Tenants by the Entirety, Grantor, conveys to David G. Brosius and Tani R. Brosius, Trustees of the Brosius Living Trust dated October 23, 2023, and any amendment thereto, Grantee, the following described real property:

Lot 60 in TRACT 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Identification Number:

3909-011AC-09100

Account: 893368

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 on October 23, 2023

David G. Brosius, Grantor

Tani R. Brosius, Grantor

STATE OF OREGON

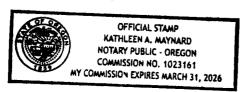
) ss.

**COUNTY OF KLAMATH** 

)

Personally appeared before me the above named David G. Brosius and Tani R. Brosius and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me on October 23, 2023.



NOTARY PUBLIC FOR OREGON