



00321899202300096850020023

11/08/2023 01:13:54 PM

Fee: \$87.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Michael D. Radford and Donna Joy Radford,
Trustees of the M&D Radford Trust
4050 Beverly Drive
Klamath Falls, OR 97603

Grantor:

Michael D. Radford and Donna Joy Radford
4050 Beverly Drive
Klamath Falls, OR 97603

Grantee:

Michael D. Radford and Donna Joy Radford,
Trustees of the M&D Radford Trust
4050 Beverly Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Michael D. Radford and Donna Joy Radford, husband and wife, Grantors, convey to Michael D. Radford and Donna Joy Radford, Trustees of the M&D Radford Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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

DATED this 7 day of November, 2023.

Michael D. Radford

Michael D. Radford, Grantor

Donna Joy Radford

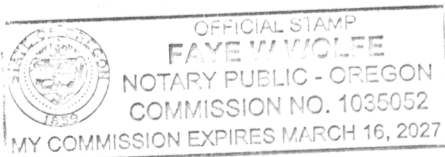
Donna Joy Radford, Grantor

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared before me this 7 day of November, 2023, the above-named Michael D. Radford and Donna Joy Radford, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 3-16-27

EXHIBIT A

PARCEL 2 – All that portion of the SW1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is West along the South line of Section 27, 1350 feet, more or less, from the Southeast corner of said Section 27, which point is the Southwest corner of the SE1/4 SE1/4, thence North 0 degrees 21' East 300 feet to the true point of beginning; thence continuing North 0 degrees 21' East 1020 feet, more or less, to the North boundary line of said SW1/4 SE1/4; thence West along said North line 30 feet to a point; thence South 0 degrees 21' West 1020 feet, more or less, to a point; thence East 30 feet, more or less, to the point of beginning.