

2024-002365

Klamath County, Oregon



00326610202400023650030032

03/28/2024 02:05:04 PM

Fee: \$92.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

Send tax statements to:

William B. Kenney, Trustee
Cheryl M. Kenney, Trustee
2425 Hope Street
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 6th day of March 2024, by William B. Kenney and Cheryl M. Kenney, husband and wife, Grantors, who convey to William B. Kenney and Cheryl M. Kenney, Trustees of the William B. Kenney and Cheryl M. Kenney Revocable Living Trust Under Agreement Dated March 6, 2024, including all amendments thereto, and their successor Trustees, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Account No. R-3909-002CA-01500 and
Tax Account No. 518354

More commonly referred to as 2425 Hope Street, Klamath Falls,
Oregon 97603.


The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 BARGAIN AND SALE DEED - Page 1 of 2 Kenney

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantors have executed this instrument this 6th day of March 2024.

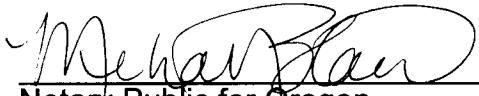

William B. Kenney


Cheryl M. Kenney

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 6, 2024, by William B. Kenney and Cheryl M. Kenney.




Notary Public for Oregon
My Commission Expires: 07/01/2025

A portion of Tract 6, GIENGER HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Tract 6, 60 feet North of the Southwest corner; thence North on the West line of said Tract, 80 feet to a point; thence East 100 feet to the East line of Tract 6; thence South along East line of Tract 6, 80 feet to a point; thence West 100 feet to the point of beginning.

CODE 41 MAP 3909-2CA TL 1500

Exhibit "A"

2425
Hope Street