

2024-002816

Klamath County, Oregon



00327168202400028160020021

04/15/2024 11:54:38 AM

Fee: \$87.00

After recording, please return to:

Blain Law, LLC

517 Main Street

Klamath Falls OR 97601

Please send tax statements to:

NO CHANGE

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 4th day of December 2023, by Frank W. Richnak in his capacity as the sole surviving Trustee under the Frank W. and Ingeborg C. Richnak Family Trust Agreement dated July 24, 1995, Grantor, who conveys to Frank W. Richnak, a single man, Grantee, the Trust's interest in the following-described parcel of real property, improvements, and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

That portion of the East half of the West half of the Southeast quarter of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Northerly right of way line of the Sprague River Highway in the County of Klamath, State of Oregon.

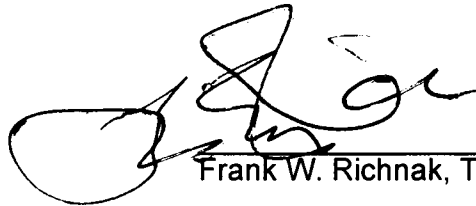
Klamath County Assessor's Parcel No. R-3509-01100-01200; and Property ID #: 252577; and mobile home Property ID# 896015; and commonly referred to as 14915 Sprague River Road, Chiloquin, Oregon 97624.

The true and actual consideration 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., estate planning.

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 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.

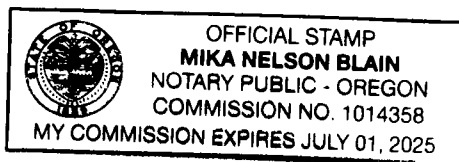
IN WITNESS WHEREOF, said Grantor has executed this instrument this 4th day of December 2023.



Frank W. Richnak, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 4th, 2023, by Frank W. Richnak in his capacity as the sole surviving Trustee under the Frank W. and Ingeborg C. Richnak Family Trust Agreement dated July 24, 1995.



Notary Public for Oregon

My Commission Expires: 07/01/2025