

2024-002882
Klamath County, Oregon



04/17/2024 08:48:31 AM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Leon T. Meek
Deneice R. Meek
10470 McGuire Avenue
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 10th day of April 2024, by Leon T. Meek and Deneice R. Meek, as tenants by the entirety, Grantors, who convey to Leon T. Meek and Deneice R. Meek, as Trustees of the Leon T. Meek and Deneice R. Meek Revocable Living Trust Under Agreement Dated April 10, 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, to-wit:

Unit 10470, (McGuire Avenue), Tract 1336 – FALCON HEIGHTS
CONDOMINIUMS-Stage 1 according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-03400-90039 and
Tax Account No. 883601

More commonly referred to as 10470 McGuire Avenue, 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 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.

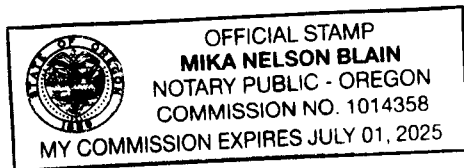
IN WITNESS WHEREOF, said Grantors have executed this instrument this 10th day of April 2024.

Leon T. Meek
Leon T. Meek

Deneice R. Meek
Deneice R. Meek

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 10th, 2024, by Leon T. Meek and Deneice R. Meek.



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