



00327910202400034290010016

05/03/2024 10:46:02 AM

Fee: \$82.00

After recording, return to:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
David and Melanie Guyer,  
Trustees  
of the David and Melanie  
Guyer Trust  
2120 Ohio Ave.  
Klamath Falls, OR 97601

Grantor:  
David and Melanie Guyer  
2120 Ohio Ave.  
Klamath Falls, OR 97601

Grantee:  
David and Melanie Guyer, Trustees  
of the David and Melanie Guyer Trust  
2120 Ohio Ave.  
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

David Guyer and Melanie Guyer, as tenants by the entirety, Grantors, convey to David Guyer and Melanie Guyer, Trustees of the David and Melanie Guyer Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 4 and 5 in Block 62 of the LAKEVIEW ADDITION to the City of Klamath Falls, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is 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, 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 15 day of April, 2024.

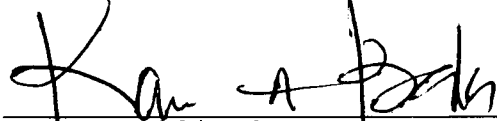
  
David Guyer, Grantor

  
Melanie Guyer, Grantor

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

Personally appeared before me this 15 day of April, 2024, the above-named David Guyer and Melanie Guyer, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 7-12-25