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05/09/2024 02:38:56 PM

Fee: \$87.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Daniel D. Kline, Trustee of the Black Dog Trust 4205 Highway 39 Klamath Falls, OR 97603

**Grantor:**  
Daniel Kline  
4205 Highway 39  
Klamath Falls, OR 97603

**Grantee:**  
Daniel D. Kline, Trustee  
of the Black Dog Trust  
4205 Highway 39  
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

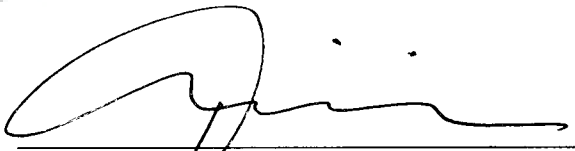
Daniel Kline, Grantor, conveys to Daniel D. Kline, Trustee of the Black Dog Trust, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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

The true and actual consideration for this transfer is estate planning.

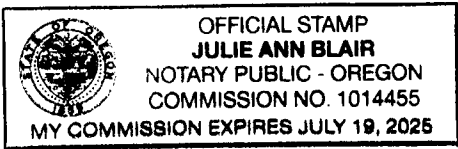
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8<sup>th</sup> day of May, 2024.

  
Daniel Kline, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 8<sup>th</sup> day of May, 2024, the above-named Daniel Kline, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



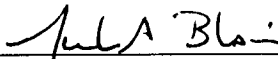
  
Notary Public for Oregon  
My Commission expires: 07/19/2025

Exhibit A

**That certain part and parcel of Lots 7 and 8, Block 36, of the Original Town-site of Linkville (now City of Klamath Falls,) in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Northerly corner of Lot 8, Block 36, in the City of Klamath Falls (formerly Town of Linkville), Oregon, from which said corner runs Southwesterly along the Northwesterly boundary of said Lot 8 of said Block 36 Sixty-seven feet and four inches to a point on the Northwesterly boundary of said Lot 7 of said Block 36; thence run Southeasterly at right angles to said Northwesterly boundary line of said Lot 7 One-hundred and Twelve (112) feet to a point; thence run Northeasterly parallel with the Northwesterly boundary line of said Lots 7 and 8, Sixty-seven feet and four inches to the Southwesterly boundary line of Fifth Street; thence Northwesterly along said boundary line of Fifth Street One-hundred and Twelve (112) feet to the place of beginning.**