## 2024-007149 Klamath County, Oregon



08/16/2024 10:24:11 AM

Fee: \$87.00

## **BARGAIN AND SALE DEED**

Randy A. Adkins and Michele S. Adkins, husband and wife, as tenants by the entirety, Grantors, convey to Randy A. Adkins and Michele S. Adkins, Trustees of the Randy A. Adkins and Michele S. Adkins Joint Revocable Living Trust Dated October 10, 2022, Grantee, the following described real property located in Klamath County, State of Oregon:

NE ¼ NE ¼ of Section 35, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 409258.

The true and actual consideration for this conveyance is other property or value given or promised, the receipt and sufficient of which is hereby acknowledged by Grantors.

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

AFTER RECORDING, RETURN TO: Andrew Sprauer Law PO Box 12814 Salem, OR 97309 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO: Randy A. Adkins and Michele S. Adkins, Tee JRLT 10-10-2022
1610 High Street

**Salem OR 97302** 

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AWS\00346 bly klamath county deed.doc\vap

Andrew Sprauer Law PO Box 12814; Salem OR 97309 (503) 910-2050 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 25<sup>th</sup> day of July, 2024.

Randy A. Adkins

Michele S. Adkins

STATE OF OREGON

County of Marion

the foregoing instrument was acknowledged before me this

2024, by Randy A. Adkins and Michele S. Adkins

OFFICIAL STAMP Vicid Ann Peterson NOTARY PUBLIC - OREGON **COMMISSION NO. 1027789** MY COMMISSION EXPIRES August 25, 2026 Notary Public for Oregon

My Commission expires: 8-25-26