

2024-007821

Klamath County, Oregon

09/06/2024 12:32:02 PM

Fee: \$87.00

MAIL TAX STATEMENTS TO:

Kevin J. Brown, Trustee
Mindy A. Brown, Trustee
Brown Living Trust
6104 Sanderling Road
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Jeffrey G. Moore, Attorney
Saalfeld Griggs PC
PO Box 470
Salem, Oregon 97308-0470

STATUTORY BARGAIN AND SALE DEED

Mindy A. Brown and Kevin J. Brown, as Tenants by the Entirety, Grantors, convey to ***Kevin J. Brown and Mindy A. Brown, Trustees of the Brown Living Trust*** dated August 31, 2024, and any amendments thereto, Grantee, any and all of Grantors' interest in the following described real property situated in the County of Klamath, State of Oregon:

Lot 546 of Running Y Resort, Phase 5, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, together with any liens or encumbrances of record in Klamath County records.


This deed is executed to partially fund a trust of Grantors, and the true and actual consideration for this conveyance is ZERO Dollars (\$0.00), and for estate planning purposes.

The following is the notice as required by Oregon law: "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 31 day of August, 2024.

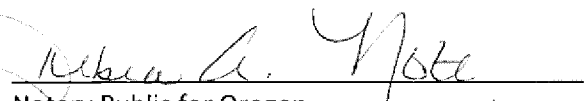

Mindy A. Brown


Kevin J. Brown

STATE OF OREGON)
COUNTY OF Klamath) ss.

On this 31 day of August, 2024, personally appeared the above-named **Mindy A. Brown** and **Kevin J. Brown** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission Expires: 07/17/2027

