

2024-009476

Klamath County, Oregon



00335176202400094760020020

10/30/2024 01:28:48 PM

Fee: \$87.00

After recording, please return to:

Mika N. Bair
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

Send tax statements to:

Allen C. Moates, Trustee
Post Office Box 55
Midland OR 97634

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 23rd day of September 2024, by Allen C. Moates, in his capacity as TTEE Moates Grandchildren's Trust #1-UAD 12/20/95, Grantor, who conveys to Allen C. Moates, Trustee of the Allen C. Moates Revocable Living Trust Dated September 23, 2024, including all amendments thereto, and his successor Trustees, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 12 of ALTAMONT SMALL FARMS, 10 feet South of the Northeast corner of said Lot; thence South along said East line a distance of 100 feet to a point; thence West at right angles to said East line a distance of 100 feet to a point; thence North and parallel with said East line a distance of 100 feet to a point; thence East and parallel with the North line of said Lot a distance of 100 feet to the point of beginning.

And that certain 1979 Bendix KOZY manufactured home thereon bearing Serial No. SD2502A and HUD No. ORE 051494.

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

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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 Grantor has executed this instrument this 23 day of September 2024.


Allen C. Moates

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 23rd, 2024, by Allen C. Moates.




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