

2024-009683

Klamath County, Oregon



00335396202400096830030032

11/06/2024 08:29:43 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
Blain Law, LLC
Mika N. Blain
517 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Luke Robison, Trustee
Luke Robison Revocable Living Trust
Post Office Box 109
Merrill OR 97633

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 2nd day of August 2024, by Luke E. Robison, Grantor, who conveys unto Luke Robison, as Trustee of the Luke Robison Revocable Living Trust Dated August 2nd, 2024, including all amendments thereto, and his successor trustees, Grantees, the parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Account No. R-4110-00400-00902 and Tax Account Nos. 880132 and 890903

More commonly referred to as 12091 Falvey Road, Merrill, Oregon 97633.

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 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 2 day of August 2024.




Luke E. Robison

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 2nd, 2024, by Luke E. Robison.





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

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 36-05, said land partition being a replat of Parcel 3 of Minor Land partition 80-59, said land partition being situated in the E1/2 NE1/4 and the E1/2 NE1/4 SE1/4 of Section 4, township 41 south, range 10 East of the Willamette meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access as granted by instrument dated September 25, 2005 recorded October 17, 2005 in Volume M05, page 66676, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument dated September 25, 2005 recorded October 17, 2005, in volume M05, page 66676, Microfilm Records of Klamath county, Oregon, said second easement being described in instrument recorded July 27, 1987, in volume M87, page 13388, Microfilm Records of Klamath county, Oregon.

AND TOGETHER WITH an easement for ingress and egress as created by instrument dated March 14, 1978, recorded March 14, 1978, in Volume M78, page 04817, Microfilm Records of Klamath County, Oregon

EXHIBIT A
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