

2024-010937

Klamath County, Oregon



00336886202400109370010010

12/18/2024 12:47:01 PM

Fee: \$82.00

Returned at Counter

Send Tax Statements To:

Cole A. Van Essen and Ashley J. Van Essen, Trustees of the
Cole and Ashley Van Essen Trust, dated September 12, 2024
11524 Ruger Road
Klamath Falls, OR 97601

After Recording, Return To:

Cole A. Van Essen and Ashley J. Van Essen, Trustees of the
Cole and Ashley Van Essen Trust, dated September 12, 2024
11524 Ruger Road
Klamath Falls, OR 97601

BARGAIN AND SALE DEED


KNOW ALL MEN BY THESE PRESENTS that Jon Gregory McKellar and Susan Marie McKellar, as trustees of the Jon and Susan McKellar Trust, dated May 17, 2013 ("Grantor"), for the consideration hereinafter stated, does hereby convey to Cole A. Van Essen and Ashley J. Van Essen, Trustees of the Cole and Ashley Van Essen Trust, dated September 12, 2024 ("Grantee"), improvements in the County of Klamath, State of Oregon described as follows:

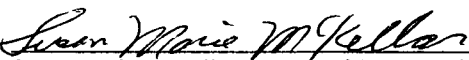
An airport hangar, identified as Hangar W27, located at the Klamath Falls Airport, and situated on land owned by the City of Klamath Falls, Tax Account Number 874400, Map 3909-02200-00-100 A2

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors, and assigns forever. The true and actual consideration paid for this transfer is \$20,000.00 and other valuable consideration.

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.

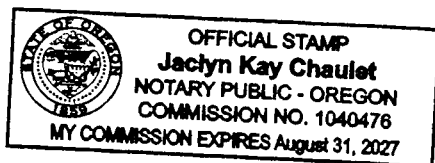
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16 Dec 2024.

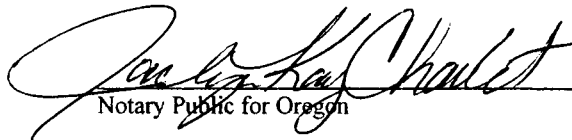

Jon Gregory McKellar, Trustee of the Jon and Susan
McKellar Trust, dated May 17, 2013


Susan Marie McKellar, Trustee of the Jon and Susan
McKellar Trust, dated May 17, 2013

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on this 16th day of December, 2024, by Jon Gregory McKellar and Susan Marie McKellar, as trustees of the Jon and Susan McKellar Trust, dated May 17, 2013, Grantor.




Notary Public for Oregon