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04/30/2025 11:33:16 AM

Fee: \$87.00

After recording, please return to:

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

Send tax statements to:

Daniel Minchk, Trustee
14410 Falvey Road
Merrill, Oregon 97633

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 25th day of April 2025, by Daniel Minchk, Grantor, who conveys to Daniel Minchk, Trustee of the Daniel Minchk Revocable Living Trust Dated April 25, 2025, and his successors in Trust, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, to-wit:

A portion of Lot 48, MERRILL TRACTS, in the County of Klamath, State of Oregon, described as follows: A parcel of land situated in the NE 1/4 NW 1/4 Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 2 and 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Westerly 700 feet along the section line between Sections 2 and 11, being the centerline of a county road, to a point on said section line; thence Southerly 30.00 feet at right angles to said section line to the Northwest corner of said parcel on the Southerly right of way line of said county road, being the true point of beginning; thence Easterly 115.00 feet along the Southerly right of way of said county road and parallel to said section line to a point; thence Southerly at right angles to said section line to the high water line of Lost River; thence Westerly along the high water line of Lost River to a point approximately 221 feet South of the point of beginning; thence North to the point of beginning.


Klamath County Assessor's Account No. R-4110-011BO-00700 and Tax Account No. 101703

More commonly referred to as 14410 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 25 day of April 2025.


Daniel Minchk

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 25, 2025, by Daniel Minchk.




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