

Send Tax Statements to Grantee at:
The Lind-Randall Living Trust
20741 My Longest Way
Bend, OR 97701

After Recording return to:
Law Office of Paul Heatherman PC
PO Box 8
Bend, OR 97709

2025-003865
Klamath County, Oregon
05/22/2025 01:46:01 PM
Fee: \$87.00

BARGAIN AND SALE DEED

Gordon F. Lind and Barbara Ann Randall, Grantors, convey to Gordon F. Lind and Barbara A. Randall, Trustees of the Lind-Randall Living Trust dated May 22, 2025, and any amendments thereto, Grantee, the following described real property located in Klamath County:


See Exhibit A for Legal Description

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 on May 22, 2025.

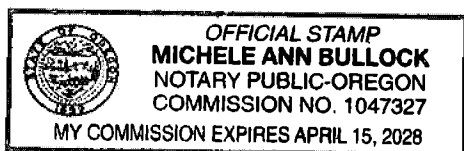

Gordon F. Lind, Grantor


Barbara Ann Randall, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Gordon F. Lind and Barbara Ann Randall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me on May 22, 2025.




NOTARY PUBLIC FOR OREGON

EXHIBIT A

All of the following described portions of Lots 7 and 8 in Block 9 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on filed in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence running Easterly along the North line of said Lot 8, 36 feet and 8 inches; thence South 100 feet, more or less, to the South line of said Lot 7; thence along the South line of said Lot 7, West 36 feet and 8 inches; thence North 100 feet; more or less, to the point of beginning.

and more commonly known as 807 Fulton Street, Klamath Falls. OR.

TAX PARCEL NUMBER: 001-300971