

2025-003972

Klamath County, Oregon



00342264202500039720010015

05/27/2025 11:16:56 AM

Fee: \$82.00

Returned to Counter

Michael L. Spencer, Trustee

Grantor

Michael A. Dubois and Kathryn A. DuBois, Trustees
PO Box 56
Sprague River, OR 97639

Grantee

After recording return to:
Michael L. Spencer

Until a change is
requested, all tax statements
shall be sent to the following address: GRANTEE

BARGAIN AND SALE DEED

Michael L. Spencer, Trustee of the MLS Revocable Living Trust, Grantor, conveys to the Michael A. Dubois and Kathryn A. DuBois, Trustee(s) or Successor Trustee(s) of the Michael and Kathryn DuBois Living Trust dated November 17, 2021, Grantee, the real property and all improvements thereon described below, located in Klamath County, Oregon.

Lots 8 and 9 in Block 11 of SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

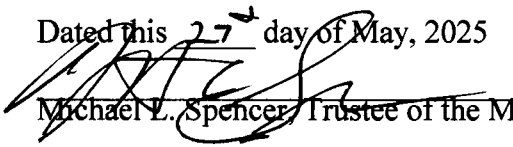
Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind, provided, however, that this deed is given to Grantee to allow the Grantee to establish a new food bank location on the subject property. If the Grantee does not establish a food bank on the subject property by December 31, 2026 or at any time uses the subject property for any purpose other than a food bank, or transfers the subject property to a third party who does not use the subject property for a food bank, then this Deed shall be deemed null and void and the subject property shall revert to the ownership of the Grantor.

Consideration for this transfer is a donation valued at \$0.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

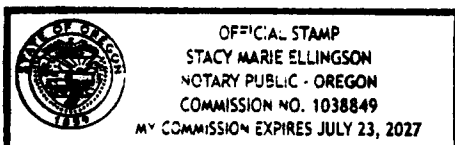
Dated this 27 day of May, 2025

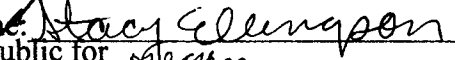

Michael L. Spencer, Trustee of the MLS Revocable Living Trust

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Michael L. Spencer, Trustee of the MLS Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed on May 27, 2025..

(S E A L)



Before me: 
Notary Public for Oregon
My Commissioner Expires: July 23, 2027