

2007-016680
Klamath County, Oregon

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:



00031928200700166800020025

09/21/2007 03:57:20 PM

Fee: \$26.00

-BARGAIN AND SALE DEED-

Tracy Ann Brady (who acquired Title as Tracy Ann Kakuk),
Grantor, conveys to Roseann Kakuk-Martinez, Grantee, the following
described real property situated in the County of Klamath, State
of Oregon, to-wit:

Lot 11, Block 87, KLAMATH FALLS FOREST ESTATES, Highway 66
Unit, Plat No. 4
TAX MAP 3711-023AO-04800-000

The true and actual consideration for this transfer is a
Gift.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

DATED this 6th day of September, 2007.

Tracy Ann Brady
Tracy Ann Brady

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

Personally appeared before me this 6 day of September,
2007, the above-named Tracy Ann Brady and acknowledged the
foregoing instrument to be her voluntary act.

Diana L Johnson
Notary Public for California
My Commission expires: Mar 23, 2008

See attached for Notary Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

} ss.

On Sept 6, 2007, before me, Diana L Johnson, a Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

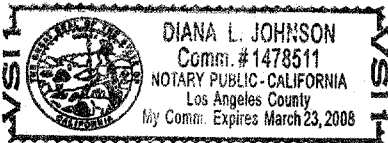
Tracy Ann Brady

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Diana L Johnson

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: September 6, 2007 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

