

2007-016681

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS:
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09/21/2007 03:57:56 PM

Fee: \$26.00

-BARGAIN AND SALE DEED-

Roseann Kakuk-Martinez, Grantor, conveys to Roseann Kakuk-Martinez, Trustee of the Roseann Kakuk-Martinez Living Trust Dated 5/24/07, Grantees, 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 an Estate Plan.

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 6 day of September, 2007.

Roseann Kakuk-Martinez
Roseann Kakuk-Martinez

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

Personally appeared before me this 6 day of September, 2007, the above-named Roseann Kakuk-Martinez 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 Roseanna Kakuk-Martinez
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.



Place Notary Seal Above

WITNESS my hand and official seal.

Diana L Johnson
Signature of Notary Public

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: _____

