

2012-005546

Klamath County, Oregon



00118596201200055460020020

05/22/2012 10:39:21 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Paul H. Hoefler  
407 Bliss Road  
Bonanza, OR 97623

GRANTEE NAME AND ADDRESS

Gertrude Marie Freitag  
29777 Highway 70  
Bonanza, OR 97623

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Grantee

**BARGAIN AND SALE DEED - STATUTORY FORM**

Paul H. Hoefler, individually and as trustee of the Paul and Marilyn Hoefler joint revocable living trust uad May 28, 2004 a co-partner in that certain partnership known as HOEFLER BROS. or HOEFLER BROTHERS, GRANTOR, conveys to GERTRUDE MARIE FREITAG, GRANTEE, the following described real property situated in Klamath County, Oregon, to-wit:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$  and SE $\frac{1}{4}$ SW $\frac{1}{4}$ , all in Sec. 31, Twp 38 S.R. 11 E.W.M., said property also being described as: All that portion of the SW $\frac{1}{4}$  of Sec. 31 lying Easterly of the Buck Creek channel and Northeasterly of the right of way of the Dairy-Bonanza Highway, all in Twp. 38 S.R. LESS portion conveyed to the State of Oregon by instrument recorded in Vol. 107 at page 288 of Klamath County, Oregon Deed Records;

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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 AND 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

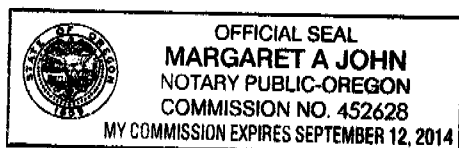
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-, however, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being in compliance with a certain ESTATE SETTLEMENT AGREEMENT dated effective the 5th day of May, 2011 providing for distribution of all interest in the property described above owned by that certain co-partnership known as HOEFLER BROTHER to Grantee.

DATED this 22 day of May, 2012.

Paul H. Hoefler  
Paul H. HOEFLER individually and  
as trustee, Surviving  
Partner in HOEFLER BROS. or  
HOEFLER BROTHERS

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on  
May 22, 2012 by Paul H. Hoefler, Surviving Partner in  
HOEFLER BROS. or HOEFLER BROTHERS.



Margaret John  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 9-12-14