

2012-005842

Klamath County, Oregon



00118957201200058420010019

05/30/2012 08:54:04 AM

Fee: \$37.00

GRANTOR:

Henzel Family, LLC
16170 N.W. Hildago Ln.
Portland, OR 97229

GRANTEE:

David P. Henzel and Kimberly B.E. Henzel Smith,
Trustees of David P. Henzel Revocable Trust, dtd. 6/14/07
16170 N.W. Hildago Ln.
Portland, OR 97229

AFTER RECORDING RETURN TO:

Henzel Law Offices
0224 S.W. Hamilton St., Ste. 300
Portland, OR 97239

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

621 Loma Linda Dr.
Klamath Falls, OR 97601

BARGAIN AND SALE DEED – STATUTORY FORM

Henzel Family, LLC, an Oregon limited liability company, (the "Grantor"), conveys to David P. Henzel and Kimberly B.E. Henzel Smith, Trustees of the David P. Henzel Revocable Trust, dated June 14, 2007, (the "Grantee"), all of Grantor's interest, consisting of an undivided one-third interest as a tenant in common in real property situated in Klamath County, Oregon, free of encumbrances except for matters of public, and more particularly described as follows:

All of Lot 5 and 6, Except the Southerly 35 feet of Lot 6, Block 53, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER WITH that portion of vacated alley adjoining said property on the Northeast, said alley vacated by vacation order recorded April 15, 1965, in Book 360 at page 596, Deed Records of Klamath County, Oregon.

Parcel ID #R372288 Map Tax Lot #R-3809-028CC-00600-000
Parcel ID #R372304 Map Tax Lot #R-3809-028CC-00800-000

The true consideration for this conveyance is \$0.

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. 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.

DATED: May 21, 2012.

Henzel Family, LLC

By: David P. Henzel, Manager of
Henzel Family, LLC, Grantor

STATE OF OREGON)
) ss.
County of Multnomah)

Acknowledged before me on May 21, 2012, by David P. Henzel, Manager of Henzel Family, LLC, Grantor.


Notary Public for Oregon
My Commission Expires: 3-19-16