

2012-010720

Klamath County, Oregon

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

MAIL TAX STATEMENTS:  
Garry & Gertrude Freitag  
29777 Highway 70  
Bonanza, OR 97623



09/27/2012 03:34:11 PM

Fee: \$42.00

GRANTEE:

Gertrude Maria Freitag  
29777 Highway 70  
Bonanza, OR 97623

GRANTOR:

Garry M. Freitag  
Gertrude Maria Freitag  
29777 Highway 70  
Bonanza, OR 97623

**TRANSFER ON DEATH DEED  
(ORS 93.948 TO ORS 93.979)**

Gertrude Maria Freitag aka Gertrude Marie Freitag, Grantor, conveys to Gertrude Maria Freitag and Garry Maurice Freitag, husband and wife, as tenants by the entirety, Grantee. Before our deaths, Gertrude Maria Freitag and Garry Maurice Freitag reserve their rights under the Uniform Real Property Transfer on Death Act, Oregon Revised Statutes 93.948 through 93.990. At the deaths of Gertrude Maria Freitag and Garry Maurice Freitag, we transfer our interests in the described real property to the beneficiaries: Richard Garry Freitag and Rodney D. Freitag, as tenants in common, the following described real property situated in the County of Klamath, State of 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.

The true and actual consideration for this transfer is zero dollars.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTIN STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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

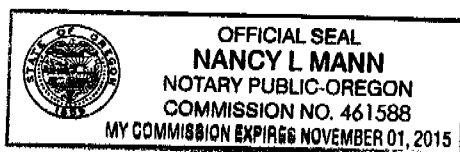
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 214.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERWS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.366 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010 THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 20 day of September 2012.

Gertrude Maria Freitag  
Gertrude Maria Freitag aka Gertrude  
Marie Freitag

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 20 day of September 2012, the above-named Gertrude Maria Freitag and acknowledged the foregoing instrument to be her voluntary act and deed.



Nancy L. Mann  
Notary Public for Oregon  
My Commission expires: 11-1-15