

2012-012358

Klamath County, Oregon



00126827201200123580020025

11/06/2012 03:40:19 PM

Fee: \$42.00

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

GRANTEE:
Gertrude Maria Freitag
29777 Highway 70
Bonanza, OR 97623

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

- CORRECTION -
TRANSFER ON DEATH DEED
(ORS 93.948 TO ORS 93.979)

(This Correction Deed is to correct the
Grantee and Death Beneficiaries on that certain
Transfer on Death Deed recorded at 2012-010720)

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, 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 31 day of October 2012.

Gertrude Maria Freitag
Gertrude Maria Freitag aka
Gertrude Marie Freitag

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 31 day of October 2012, the above-named Gertrude Maria Freitag and acknowledged the foregoing instrument to be her voluntary act and deed.

Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-2013

