

2015-001296

Klamath County, Oregon



00165081201500012960020026

02/13/2015 10:00:46 AM

Fee: \$47.00

After Recording Return To:

David E. Petersen
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, Oregon 97702

Until a change is requested, send tax statements to:

Irma M. Froehlich
3915 Sturdivant Avenue
Klamath Falls, Oregon 97603

STATUTORY BARGAIN AND SALE DEED

Irma M. Froehlich, Grantor, conveys to Irma M. Froehlich, Trustee, or Successor, U/D/T dated 1/30/2015, F/B/O the Irma M. Froehlich Trust, Grantee, the following-described real property:

West 80 feet of Lot 7, BURNSDALE DIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

The consideration for this transfer is other value given or promised.

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, 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,

MERRILL O'SULLIVAN, LLP

ATTORNEYS AT LAW
805 SW INDUSTRIAL WAY, SUITE 5
BEND, OR 97702

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

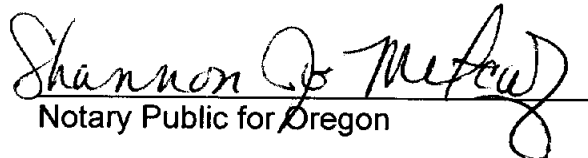
By execution of this instrument, Grantor certifies that she is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

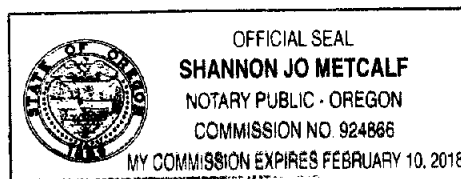

Irma M. Froehlich

Dated: 1/30/2015

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 30 day of January, 2015, by Irma M. Froehlich.


Notary Public for Oregon



MERRILL O'SULLIVAN, LLP
ATTORNEYS AT LAW
805 SW INDUSTRIAL WAY, SUITE 5
BEND, OR 97702