

2015-008457

Klamath County, Oregon



00173763201500084570020026

07/29/2015 11:23:41 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Patricia Slezak
24621 Piute Drive
Tehachapi, CA 93561

GRANTOR'S NAME AND ADDRESS:

Judy M. Fotre'
4181 N. Cholla Drive
Prescott Valley, AZ 86314

GRANTEE'S NAME AND ADDRESS:

Waldrip Estates
14450 S. 4th Ave. Ext.
Yuma, AZ 85365

SEND TAX STATEMENTS TO:

Patricia Slezak
24621 Piute Drive
Tehachapi, CA 93561

BARGAIN AND SALE DEED

JUDY M. FOTRE', hereinafter referred to as grantor, conveys to **WILLIAM M. WALDRIP**, as Trustee of the **W. M. and A. U. WALDRIP TRUST DATED AUGUST 23, 1993**, and **THOMAS E. WALDRIP**, as Trustee of the **THOMAS E. WALDRIP and SHIRLEY J. WALDRIP TRUST DATED JULY 17, 1990**, as the remaining partners of **WALDRIP ESTATES**, an Oregon **JOINT VENTURE**, hereinafter collectively referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

An undivided one-fifth interest in and to the following parcels:

PARCEL NO. 1:

The Southwest Quarter (SW 1/4), Lots 13, 14 and 6, Section 17, Township 40 South, Range 9 E. W. M., County of Klamath, State of Oregon.

PARCEL NO. 2:

Lots 4 and 5, and Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 20, Township 40 South, Range 9 E. W. M., County of Klamath, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$223,171.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of July, 2015.

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

Judy M. Fotie
Judy M. Fotie

STATE OF ARIZONA)
County of Yavapai) ss.

On the 8th day of July 2015 before me, Jeff Miles, Notary Public
DATE NAME, TITLE OR OFFICER-E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Judy M. Fotie
NAME(S) OF SIGNER(S)

☒ personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeff Miles
SIGNATURE OF NOTARY

