

2015-009214

Klamath County, Oregon



00174707201500092140040041

08/18/2015 03:06:03 PM

Fee: \$57.00

Until a change is requested, all tax statements shall be sent to:

Rodney R. Cornelsen
P.O. Box 2481
Beatty, OR 97621

After recording return to:
Barbara M. Dilaconi
121 South 8th Street
Klamath Falls, OR 97601

Returned at Counter

BARGAIN AND SALE DEED

Fred Bertetta and Bonnie Bertetta, Trustees of the Fred and Bonnie Bertetta Living Trust, Grantors, bargain, sell and convey to the Rodney R. Cornelsen 2002 Trust, Grantee, all rights, title and interest that they hold in the following described real property:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ EXCEPT THEREFROM: Beginning at the Northeast corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 26, Township 35 South, Range 12, thence South 1,315.50 feet; thence West 657.75 feet; thence North 1,315.50 feet; thence East to the point of beginning, all in Section 26, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Acct: 3512-02600-0600-000 Key No: 289627

"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. 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."

The true consideration for this conveyance is ONE HUNDRED SIXTY FIVE THOUSAND and 00/100 DOLLARS and receipt being hereby acknowledged.

Dated this 13 day of August, 2015.

Fred Bertetta as Trustee of the Fred and Bonnie Bertetta Living Trust


Fred Bertetta, Trustee

SEE ATTACHED CALIFORNIA
ACKNOWLEDGEMENT, JURAT
DATE: 8/13/2015

Subscribed to and sworn to before me by Fred Bertetta on this ____ day of _____, 2015.

Notary Public of California

My Commission Expires: _____

Bonnie Bertetta as Trustee of the Fred and Bonnie Bertetta Living Trust


Bonnie Bertetta

Subscribed to and sworn to before me by Bonnie Bertetta on this ____ day of _____, 2015.

See attached California
Acknowledgement, Date 8/13/2015

Notary Public of California

My Commission Expires: _____

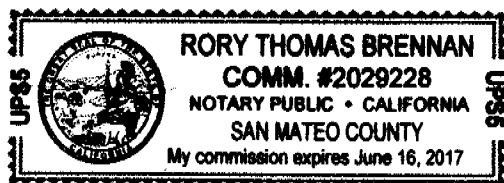
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO

Subscribed and sworn to (or affirmed) before me on this 13TH
day of AUGUST, 20 15, by BONNIE BERTETTA

proved to me on the basis of satisfactory evidence to be the
person~~(s)~~ who appeared before me.



(Seal)

Signature Rory Thomas Brennan

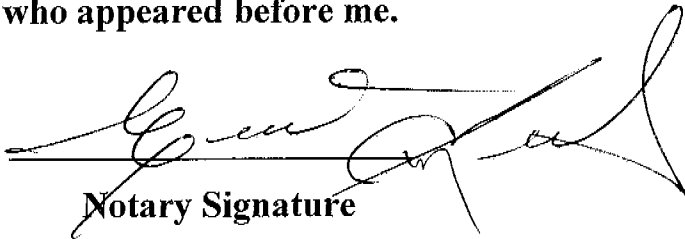
JURAT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Mateo)

Subscribed and sworn to (or affirmed) before me on this 13 day of
August, 2015, by FRED CEASAR JR BERTETTA,
proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.


Notary Signature



(Seal)

Description of Attached Document

Title or Type of Document: BARGAIN AND SALE DEED.