2016-006392 Klamath County, Oregon



AFTER RECORDING MAIL TO:

06/16/2016 11:35:39 AM

Fee: \$82.00

William O. Kessler Beresford Booth PLLC 145 Third Avenue So., Suite 200 Edmonds, WA 98020

Filed for Record at Request of:

Beresford Booth PLLC

BARGAIN AND SALE DEED

THE GRANTORS, NORMA RUTH GEHRIG, KENNETH CHARLES GEHRIG, ELIZABETH ANNE GEHRIG. and KEITH ALBERT GEHRIG; as tenants in common, for no consideration, do hereby grant, bargain, sell, and convey unto GEHRIG FAMILY CHALET, LLC, a Washington limited liability company, all of that certain real property situated in Klamath County, State of Oregon, described as follows, to wit:

LOT 1104, TRACT 1425, A REPLAT OF LOTS 779, 780 AND COMMON AREA "C" OF TRACT 1395, RUNNING Y RESORT, PHASE 6, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

More commonly known as: 4620 Marsh Hawk Road, Klamath Falls, OR 97601

Assessor's Property Tax Parcel/Account Number: R887352

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

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

Dated this 27 day of $10^{1/2}$, 2016.	
GRANTORS:	
Norma Ruth Gehrig	Kenneth Charles Gehrig
Elizabeth Anne Gehrig	Keith Albert Gehrig

Bargain and Sale Deed Page 1 of 5 23301.01

STATE OF	Washington)
COUNTY OF _	King)-ss)

I certify that I know or have satisfactory evidence that KEITH ALBERT GEHRIG is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this $\frac{\mathcal{D}^{\Lambda}}{\text{day of }}$ day of $\frac{\mathcal{A}_{\mathcal{O}^{\Lambda}}}{\text{day of }}$, 2016

Notary Public State of Washington DAWNAY HANKINS MY COMMISSION EXPIRES MARCH 14, 2020

PRINT NAME: Dawna Hankins

Notary Public in and for the state of Washington. My appointment expires: 3/14/2020

AFTER RECORDING MAIL TO:

William O. Kessler Beresford Booth PLLC 145 Third Avenue So., Suite 200 Edmonds, WA 98020

Filed for Record at Request of:

Beresford Booth PLLC

BARGAIN AND SALE DEED

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LOT 1104, TRACT 1425, A REPLAT OF LOTS 779, 780 AND COMMON AREA "C" OF TRACT 1395, RUNNING Y RESORT, PHASE 6, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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

Dated this $\overline{+}$ day of $\underline{\text{May}}$, 2016.	,
GRANTORS:	
Horma R. Lehren	Kenneth Charles Herry
Norma Ruth Gehrig	Kenneth Charles Gehrig
Chraleth Honne Gehrig	
Elizabeth Anne Gehrig	Keith Albert Gehrig

Bargain and Sale Deed Page 1 of 5 23301.01

STATE OF)	
COUNTY OF	
who appeared before me, and said person ack	ence that ELIZABETH ANNE GEHRIG is the person mowledged that she signed this instrument, on oath stated ent and acknowledged it to be the free and voluntary act of I in this instrument.
Dated this, 2016.	
	PRINT NAME:
	Notary Public in and for the state of Washington. My appointment expires:

See attached California Acknowledgment

Bargain and Sale Deed Page 4 of 5 23301.01

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	e verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
State of California County of <u>Santa Clara</u> On <u>5/7/16</u> before me, <u>January</u> Date personally appeared <u>Elizabeth Anne</u>	hn Camp, Notany Public, Here Insert Name and Title of the Officer Grehrig Name(s) of Signer(s)
	evidence to be the person(s) whose name(s) is/are dged to me that he/she/they executed the same in her/their signature(s) on the instrument the person(s), ed, executed the instrument.
JOHN CANG Sommission # 1994453 Notary Public - California Santa Clara County My Comm. Expires Oct 28, 2016 Place Notary Seal Above Place Notary Seal Above OPTI Though this section is optional, completing this in	the State of California that the foregoing paragraph true and correct. ITNESS my hand and official seal. Ignature Signature of Notary Public ONAL Information can deter alteration of the document or
Title or Type of Document: Document Date: Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signer's Name: Corporate Officer — Title(s): Partner — Limited

STATE OF)	
)-ss	
COUNTY O)F		
who appeared he was author	before me, and s	aid person ackno he instrument and	ence that KENNETH CHARLES Gehrig is the person whedged that he signed this instrument, on oath stated that d acknowledged it to be the free and voluntary act of such is instrument.
Dated this	day of	, 2016.	
			PRINT NAME:
		(Notary Public in and for the state of Washington. My appointment expires:

See attached California Acknowledgment

Bargain and Sale Deed Page 3 of 5 23301.01

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certifical document to which this certificate is attached, and not the	te verifies only the identity of the individual who signed the e truthfulness, accuracy, or validity of that document.	
State of California County of Santa Clara On 5/7/16 before me, Date personally appeared KENNETH CHA	John Cana, Notam Relic, Here Insert Name and Title of the Officer RLES Name(s) of Signer(s)	
subscribed to the within instrument and acknowled	evidence to be the person(s) whose name(s) is/are edged to me that he/she/they executed the same in s/her/their signature(s) on the instrument the person(s), ted, executed the instrument.	
JOHN CANG Commission # 1994453 Notary Public - California Santa Clara County My Comm. Expires Oct 28, 2016	certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public	
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. Description of Attached Document Title or Type of Document: Document Date: Section and Section Description Description of Pages: Z		
Signer(s) Other Than Named Above:	Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	

STATE OF	
)-ss
COUNTY OF	
appeared before me, and said person acknowledge	evidence that NORMA RUTH GEHRIG is the person who owledged that she signed this instrument, on oath stated that she t and acknowledged it to be the free and voluntary act of such in this instrument.
Dated this day of, 20	016.
	PRINT NAME:
	Notary Public in and for the state of Washington. My appointment expires:
	see attached California Acknowledgment

Bargain and Sale Deed Page 2 of 5 23301.01

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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A notary public or other officer completing this certificate ve document to which this certificate is attached, and not the tru	
personally appeared Norma Gehra	n Cang, Notang Public, Here Insert Name and Title of the Officer Jame(s) of Signer(s)
who proved to me on the basis of satisfactory evid subscribed to the within instrument and acknowledg his/her/their authorized capacity(ies), and that by his/he or the entity upon behalf of which the person(s) acted,	ed to me that he/she/they executed the same in er/their signature(s) on the instrument the person(s),
JOHN CANG JOHN CANG Commission # 1994453 Notary Public - California Santa Clara County	rtify under PENALTY OF PERJURY under the laws ne State of California that the foregoing paragraph ue and correct. NESS my hand and official seal. nature Signature of Notary Public
Though this section is optional, completing this info fraudulent reattachment of this form Description of Attached Document	rmation can deter alteration of the document or
Title or Type of Document: Bargan and Sal Document Date: 5/7/10 Signer(s) Other Than Named Above:	Number of Pages: 2
□ Corporate Officer — Title(s): □ Partner — □ Limited □ General □ Individual □ Attorney in Fact □ Trustee □ Guardian or Conservator □ Other:	Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: