

2017-006599

Klamath County, Oregon



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06/15/2017 03:00:39 PM

Fee: \$47.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Erni Frank Halaxa and Dirinda Sue Halaxa,
Trustees of The Halaxa Family Trust
6853 Hyde Court
Dublin, CA 94568

Grantor:

Ernie Halaxa and Dirinda Halaxa,
Trustees of the Halaxa Family Trust
6853 Hyde Court
Dublin, CA 94568

Grantee:

Erni Frank Halaxa and Dirinda Sue Halaxa,
Trustees of the Halaxa Family Trust
6853 Hyde Court
Dublin, CA 94568

BARGAIN AND SALE DEED

Ernie Halaxa and Dirinda Halaxa, Trustees of the Halaxa Family Trust, as Grantor, whose address is 6853 Hyde Court, Dublin, CA 94568, conveys to Erni Frank Halaxa and Dirinda Sue Halaxa, Trustees of the Halaxa Family Trust dated March 29, 2000 (Community Property), as Grantee, whose address is 6853 Hyde Court, Dublin, CA 94568, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Block 49, Lots 43 and 44, of the 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is trust distribution.

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

DATED this 5 day of JUNE, 2017.

Ernie Halaxa, Trustee of the Halaxa Family Trust

Dirinda Halaxa, Trustee of the Halaxa Family Trust

ACKNOWLEDGEMENT

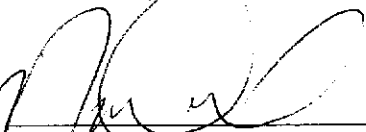
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) ss.
County of Alameda)

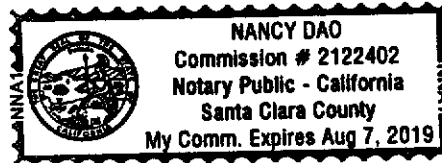
On JUNE 05, 2017 before me, NANCY DAO, Notary Public, personally appeared **Ernie Halaxa**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I 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.



Notary Public



ACKNOWLEDGEMENT

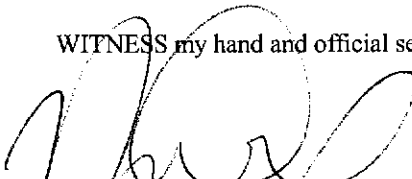
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STATE OF CALIFORNIA)
) ss.
County of Alameda)

On JUNE 05, 2017 before me, NANCY DAO, Notary Public, personally appeared **Dirinda Halaxa**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I 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.



Notary Public
Bargain and Sale Deed

