

2017-011847

Klamath County, Oregon



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10/17/2017 10:36:25 AM

Fee: \$52.00

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| RETURN TO:<br>Brandsness, Brandsness &<br>Rudd, P.C.<br>411 Pine Street<br>Klamath Falls, OR 97601 | MAIL TAX STATEMENTS:<br>Jessica Courtright<br><br>9467 Barstow Dr., #108<br>Rancho Cucamonga, CA 91730 |
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Grantor:  
Jessica Courtright  
Ute Wegmann  
Successor Co-Trustees  
Adolf Wegmann Revocable Living Trust  
Dated May 10, 2007  
9467 Barstow Drive, #108  
Rancho Cucamonga, CA 91730

Grantees:  
Jessica Courtright  
9467 Barstow Drive, #108  
Rancho Cucamonga, CA 91730

Ute Wegmann  
325 Grand Avenue #A  
Long Beach, CA 90814

## -BARGAIN AND SALE DEED-

Jessica Courtright and Ute Wegmann, Successor Co-Trustees of the Adolf Wegmann Revocable Living Trust Dated May 10, 2007, Grantor conveys to Jessica Courtright and Ute Wegmann, as tenants in common, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:


S½ S½ NW¼ NW¼ of Section 24, Township 35 South, Range 9 East, of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

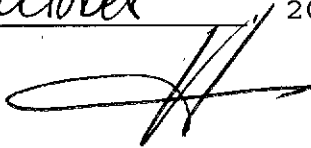
The true and actual consideration for this transfer is trust disbursement.

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 6<sup>th</sup> day of October 2017.

  
\_\_\_\_\_  
Jessica Courtright  
Successor Co-Trustee

  
\_\_\_\_\_  
Ute Wegmann  
Successor Co-Trustee

\*\*\*\*\*NOTARIES FOLLOW\*\*\*\*\*

#### 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.

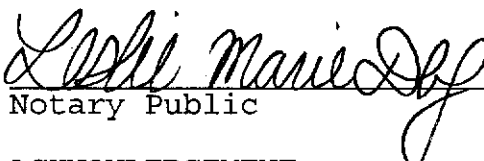
STATE OF CALIFORNIA                    )  
  ) ss.  
County of San Bernardino )

On October 6, 2017 before me,  
Leslie Marie Dey, Notary Public, personally  
appeared Jessica Courtright, 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

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

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TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA            )  
  ) ss.  
County of Los Angeles        )

On October 6, 2017 before me,  
Leslie Marie Dey, Notary Public, personally  
appeared Ute Wegmann, 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 Idaho that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Leslie Marie Dey  
Notary Public