



00215963201800005380010018

01/16/2018 11:03:11 AM

Fee: \$42.00

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After recording, return to :  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
James F. and Carol A. Kolkow  
30047 Pickett Road  
Malin, OR 97632

**Grantor:**

James Kolkow, Successor Trustee  
of the Kolkow Family Trust  
30047 Pickett Road  
Malin, OR 97632

**Grantee:**

James F. and Carol A. Kolkow  
30047 Pickett Road  
Malin, OR 97632

**BARGAIN AND SALE DEED**


James Kolkow, Successor Trustee of the Kolkow Family Trust U.A.D. April 18, 1999, Grantor, whose address is 30047 Pickett Road, Malin, OR 97632, conveys to James F. Kolkow and Carol A. Kolkow, as tenants by the entirety, as Grantee, whose address is 30047 Pickett Road, Malin, OR 97632, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1, Land Partition 27-13, situated in the NW 1/4 SW 1/4, Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, recorded March 25, 2014, in Volume 2014-002603, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

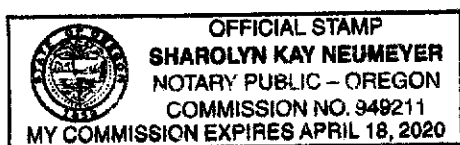
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

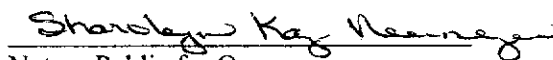
DATED this 16<sup>th</sup> day of January, 2018.

  
James Kolkow, Successor Trustee  
of the Kolkow Family Trust, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 16<sup>th</sup> day of January, 2018, the above-named James Kolkow, Successor Trustee of the Kolkow Family Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



  
Notary Public for Oregon  
My Commission expires: April 18, 2020