

2018-001587

Klamath County, Oregon



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02/09/2018 09:47:05 AM

Fee: \$42.00

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

Send tax statements to:  
Ozzie Properties, LLC  
11050 Buesing Road  
Klamath Falls, OR 97603

**Grantor:**

Glen H. Levenfeld and Patricia L. Levenfeld  
11050 Buesing Road  
Klamath Falls, OR 97603

**Grantee:**

Ozzie Properties, LLC  
11050 Buesing Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Glen H. Levenfeld and Patricia L. Levenfeld, as tenants by the entirety, Grantor, whose address is 11050 Buesing Road, Klamath Falls, OR 97603, conveys to Ozzie Properties, LLC, an Oregon limited liability company, as Grantee, whose address is 11050 Buesing Road, Klamath Falls, OR 97603, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 1 and 2 of Block 96 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Excepting that portion deeded to John L. Palmer and Evelyn K. Palmer, husband and wife, on June 20, 1980, by warranty deed legally described as follows:

Beginning at the Northeasterly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.78 feet to a point; thence leaving said North line South 29° 12' 30" East a distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeasterly along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly along the East line of said Lots 1 and 2 to the point of beginning.

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.

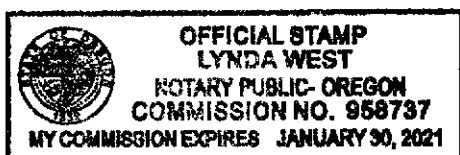
DATED this 7<sup>th</sup> day of <sup>February</sup> ~~January~~, 2018.

Glen H. Levenfeld, Grantor

Patricia L. Levenfeld, Grantor

STATE OF OREGON    )  
  ) ss.  
County of Klamath    )

Personally appeared before me this 7 day of <sup>February</sup> ~~January~~, 2018, the above-named Glen H. Levenfeld and Patricia L. Levenfeld, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon

My Commission expires: 1-30-21