

2018-001759

Klamath County, Oregon



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Returned at Counter

02/14/2018 10:59:22 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Carol J. Pitzer, Trustee of The Pitzer Family Trust
5940 Springcrest Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Hager Acres, LLC
5940 Springcrest Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Hager Acres, LLC
5940 Springcrest Way
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Carol J. Pitzer, Successor Trustee of the Pitzer Family Trust, U.A.D. June 3, 1994, hereinafter referred to as grantor, conveys to Hager Acres, LLC, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The central 40 feet of Lots 532 and 533, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East line of Mitchell Street 40 feet South of the Northwest corner of Lot 533, in Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South along the East line of Mitchell Street 40 feet; thence East at right angles to Mitchell Street 100 feet; thence North parallel with Mitchell Street 40 feet; thence West at right angles to Mitchell Street 100 feet to the place of beginning.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13 day of February, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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


Carol J. Pitzer, Successor Trustee of the
Pitzer Family Trust, U.A.D. June 3, 1994

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13 day of February, 2018, by Carol J. Pitzer as Successor Trustee of the Pitzer Family Trust, U.A.D. June 3, 1994.




NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-21