



00217421201800017600020026

Returned at Counter

02/14/2018 11:00:17 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:

Pitzer Properties, LLC
5940 Springcrest Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Pitzer Properties, 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:

Beginning at a point South 89°18' East a distance of 548.4 feet from the Southeast corner of Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and running thence North 0°42' East a distance of 129.45 feet; thence 89°19' East, a distance of 63.6 feet; thence South 0°42' West, a distance of 129.45 feet; thence North 89°18' West, a distance of 63.6 feet to the point of beginning,

ALSO

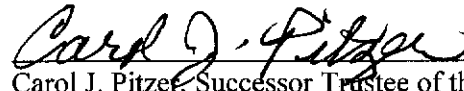
Beginning at a point on the Northerly line of Main Street which is South 89°10' East 103.3 feet from the Southeast corner of Lot 8 of Block 5 of WILLIAMS ADDITION to the City of Klamath Falls, Oregon; thence North 0°42' East 129.45 feet; thence South 89°18' East 65.1 feet; thence South 0°42' West 129.45 feet; thence North 89°18' West 65.1 feet to the point of beginning, all in WILLIAMS ADDITION to the City of Klamath Falls, Oregon.

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.

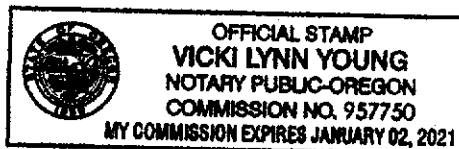
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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