

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

12809 SE 93rd Avenue  
Clackamas, OR 97015

**2018-002216**

Klamath County, Oregon

02/27/2018 11:40:01 AM

Fee: \$57.00

**GRANTOR'S NAME:**

Carol J. Frazier, Trustee of the Carol J. Frazier Survivor's Trust  
Dated 9/01/1989, First Amended April 22, 2003 and Gary Frazier

**GRANTEE'S NAME:**

Gary S. Frazier

**AFTER RECORDING RETURN TO:**

Gary S. Frazier  
2622 Watson Street  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

Gary S. Frazier  
2622 Watson Street  
Klamath Falls, OR 97603

2622 Watson Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Carol J. Frazier, Trustee of the Carol J. Frazier Survivor's Trust Dated 9/01/1989, First Amended April 22, 2003 and Gary Frazier, Grantor, conveys to Gary S. Frazier, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/22/18

Carol J. Frazier Survivor's Trust Dated 9/01/1989

BY: \_\_\_\_\_

Carol J. Frazier  
Trustee

Gary Frazier  
Gary Frazier

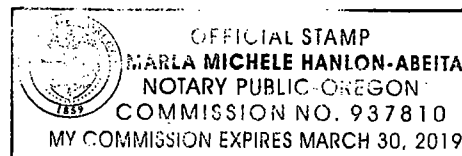
State of Oregon  
County of Klamath

This instrument was acknowledged before me on 22 February 2018 by Carol J. Frazier as Trustee of the Carol J. Frazier Survivor's Trust Dated 9/01/1989, First Amended April 22, 2003 and Gary Frazier.

Marla Michele Hanlon-Abeita  
Notary Public - State of Oregon MARLA MICHELE HANLON-ABEITA

My Commission Expires: 3/30/2019

**Signed in Counterpart**



RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

12809 SE 93rd Avenue  
Clackamas, OR 97015

GRANTOR'S NAME:

Carol J. Frazier, Trustee of the Carol J. Frazier Survivor's Trust  
Dated 9/01/1989, First Amended April 22, 2003 and Gary Frazier

GRANTEE'S NAME:

Gary S. Frazier

AFTER RECORDING RETURN TO:

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IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2-23-18

Carol J. Frazier Survivor's Trust Dated 9/01/1989

BY: Carol J. Frazier Trustee  
Carol J. Frazier  
Trustee

**Signed in Counterpart**

\_\_\_\_\_  
Gary Frazier

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Carol J. Frazier as Trustee of the Carol J. Frazier Survivor's Trust Dated 9/01/1989, First Amended April 22, 2003 and Gary Frazier.

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

# California All-Purpose Certificate of Acknowledgment

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

County of Solano } s.s.

On Feb 23 2018 before me, M.K. Christiansen, Notary Public  
Name of Notary Public, Title

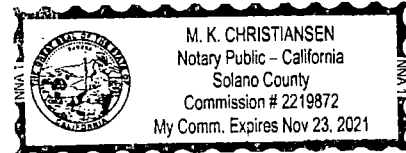
personally appeared Carol J. Frazier  
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



[Signature]  
Signature of Notary Public

Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Bargain  
And Sale Deed - Statutory Form  
containing 1 pages, and dated 02-23-18.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-fact  
☐ Corporate Officer(s) \_\_\_\_\_  
Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: 707-321-3248

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ \_\_\_\_\_

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY 116 FEET OF LOTS 23 AND 24 OF PIEDMONT HEIGHTS, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. THE EASTERLY 100 FEET OF THE WESTERLY 216 FEET OF LOTS 23 AND 24 OF PIEDMONT HEIGHTS, KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Parcel ID: R510575

Commonly known as 2622 Watson Street, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided