

2018-009911

Klamath County, Oregon



00227262201800099110020028

08/22/2018 09:46:05 AM

Fee: \$87.00

After recording return to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Ave.  
Klamath Falls, Oregon 97601

Send tax statements to:

John F. Vertel and Ann M. Vertel, Trustees  
of the John and Ann Vertel Family Trust  
under agreement dated September 24, 1996  
525 Pomona Ave.  
Coronado, CA 92118-1941

Fred Vertel  
Returned at Counter

## BARGAIN AND SALE DEED

**Frederick J. Vertel, Trustee of the Frederick J. Vertel Family Trust Restated 12/18/2013, Grantor, conveys to John F. Vertel and Ann M. Vertel, Trustees of the John and Ann Vertel Family Trust under agreement dated September 24, 1996, Grantee, the following described real property:**

Lot 4, Block 6, Tract No. 1019, WINEMA PENINSULA UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Property ID: R196273  
Tax lot number: R-3407-028D0-01200-000

more commonly known as 40218 Lobart Way, Chiloquin, Oregon 97624.

SUBJECT TO: 2017-2018 Real Property Taxes, an amount now due and payable, any judgments, liens or encumbrances of record.

There is no consideration for this transfer. It is a gift.

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.

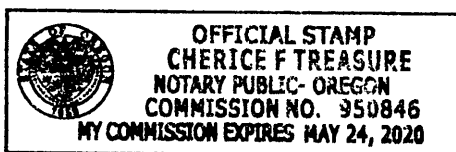
Dated this 22 day of August, 2018.


Frederick Vertel Family Trust Restated  
12/18/2013

  
Frederick J. Vertel, Trustee

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Frederick J. Vertel, Trustee of the Frederick J. Vertel Family Trust Restated 12/18/2013 and acknowledged the foregoing instrument to be his voluntary act. Before me this 22 day of August, 2018.



  
Notary Public for Oregon  
My commission expires: 5-24-2020