

2018-014281

Klamath County, Oregon

11/27/2018 12:16:01 PM

Fee: \$87.00

After recording return to:

Melissa P. Lande
Bryant, Lovlien & Jarvis, P.C.
591 S.W. Mill View Way
Bend, Oregon 97702

**Until a change is requested, all tax statements
shall be sent to the following address:**

Lynn and Rosie Fredrickson, Trustees
2522 NW Broadview Court
Prineville, Oregon 97754

BARGAIN AND SALE DEED

Other property or value was either part or the whole consideration for this conveyance.

LYNN M. FREDRICKSON and ROSIE FREDRICKSON, Grantors, convey to **LYNN M. FREDRICKSON and ROSIE M. FREDRICKSON, Trustees, or the Successor Trustee of the Lynn and Rosie Fredrickson Trust UTA dated November 5, 2018**, Grantees, the real property located at 27327 Fremont Road, Sprague River, Oregon 97639, being more particularly described as follows:

Lot 13, Block 1, TRACT NO. 1164, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3611-01900-00900-000

Key No: 337282

SUBJECT TO: All encumbrances, easements and restrictions of record.

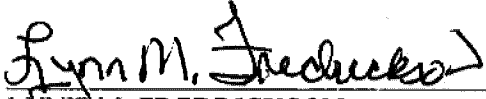

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

[SIGNATURE AND NOTARY PAGE FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of the date set forth below.

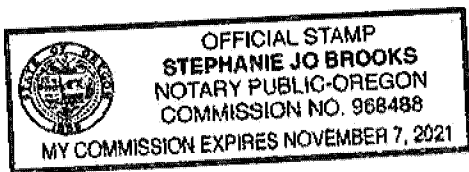
DATED: November 5, 2018


Grantors:


LYNN M. FREDRICKSON

ROSIE FREDRICKSON

STATE OF OREGON, County of Deschutes: ss.

This instrument was acknowledged before me on November 5, 2018 by LYNN M. FREDRICKSON and ROSIE FREDRICKSON.




Notary Public for Oregon