

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2019-000441

Klamath County, Oregon



00234486201900004410020020

01/15/2019 12:19:23 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USEMagyar Property Management
PO Box 1239

Klamath Falls OR 97601

Grantor's Name and Address

Austin Folsnagg

1342 Warden Ave

Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Austin Folsnagg

1342 Warden Ave

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Austin Folsnagg

1342 Warden Ave

Klamath Falls OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Magyar Property Management

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Austin Folsnagg

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Exhibit a

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 1-14-19; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

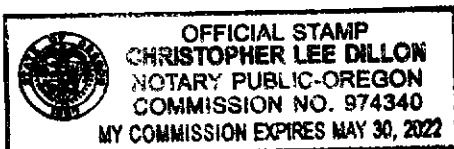
This instrument was acknowledged before me on Jan 15, 2019 by Austin Folsnagg as owner of Magyar Property Management.

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 5-30-2022



Exhibit A

THIS SPACE RESERVED FOR R

2018-001754
Klamath County, Oregon
02/14/2018 10:28:00 AM
Fee: \$47.00

After recording return to:

Austin Fohnagy
PO Box 1239
Klamath Falls, OR 97601

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

Austin Fohnagy
PO Box 1239
Klamath Falls, OR 97601

File No. 199912AM

SPECIAL WARRANTY DEED

**US Bank National Association, as Trustee for the Holders of The Banc of America Funding Corporation
2008-FT1 Trust, Mortgage Pass Through Certificates, Series 2008-FT1,**

Grantor(s) hereby conveys and specially warrants to

Austin Fohnagy,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or
suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to
wit:

**The Southwesterly 53 feet of Lots 13 and 14, Block 21, INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS OREGON, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-033AB-09100-000

R417999

The true and actual consideration for this conveyance is \$39,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as
of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.