

2019-006873

Klamath County, Oregon



00242361201900068730020021

06/19/2019 09:14:21 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Bradley G. Foltz and
Tammy P. Foltz
10518 Kincheloe Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Bradley Foltz and Tammy Foltz,
Trustees of the Foltz Family Living Trust,
dated June 14, 2019
10518 Kincheloe Ave.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Bradley Foltz and Tammy Foltz,
Trustees of the Foltz Family Living Trust,
dated June 14, 2019
10518 Kincheloe Ave.
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

BRADLEY G. FOLTZ and TAMMY P. FOLTZ hereinafter referred to as grantor, conveys to **BRADLEY FOLTZ AND TAMMY FOLTZ, TRUSTEES OF THE FOLTZ FAMILY LIVING TRUST, UAD JUNE 14, 2019**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

UNIT 10518 (Kincheloe Avenue), TRACT 1365 – FALCON HEIGHTS
CONDOMINIUMS – STAGE 2, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

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 the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of June, 2019.

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.

Bradley G. Foltz

Bradley G. Foltz

Tammy P. Foltz

Tammy P. Foltz

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of June, 2019, by
Bradley G. Foltz and Tammy P. Foltz.



Kay Heath

NOTARY PUBLIC FOR OREGON

My Commission expires: 9-13-2022