2019-008597 Klamath County, Oregon



07/30/2019 12:05:27 PM

Fee: \$87.00

After recording, return to:

Christian M. Oelke Attorney at Law Five Centerpointe Drive, Suite 240 Lake Oswego, OR 97035-8682

Send tax statements to:

Vickie Raylene Frazer and William Dearmond Frazer, Trustees 19429 Kapteyns Street West Linn, OR 97068

Grantor's Name and Address:

Vickie Raylene Frazer 19429 Kapteyns Street West Linn, OR 97068

Grantee's Name and Address:

Vickie Raylene Frazer and William Dearmond Frazer, Trustees 19429 Kapteyns Street West Linn, OR 97068

The true consideration for this conveyance is Zero Dollars [\$0].

BARGAIN AND SALE DEED

VICKIE RAYLENE FRAZER, GRANTOR, conveys to VICKIE RAYLENE FRAZER and WILLIAM DEARMOND FRAZER, Trustee (or any successor Trustee) of the Vickie and William Frazer Trust under Agreement dated May 14, 2019, as amended, GRANTEE, the following described real property located in Klamath County, Oregon, commonly known as 4319 Onyx Ave, Klamath Falls, OR 97603, previously recorded in document no. 2015-002627, Parcel Number R550969:

Lot 5, Summers Lane Homes, Klamath Falls, OR, 97603, Klamath County.

Page 1 of 2 - BARGAIN AND SALE DEED

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, AND 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: May 14, 2019.

VICKIE RAYLENE FRAZER

STATE OF OREGON) ss.

County of Clackamas

On the 14th day of May, 2019, personally appeared before me the above named VICKIE RAYLENE FRAZER and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL STAMP
CHLOE RACHEL BROWN
NOTARY PUBLIC-OREGON
COMMISSION NO. 968703A
MY COMMISSION EXPIRES NOVEMBER 13, 2021

Notary Public for Oregon
My commission expires: Nov 13 202