

Frazier Living Trust
593 Old Waverly Way
Eagle Point, OR 97524

Grantee's Name and Address

2019-010406

Klamath County, Oregon

09/06/2019 03:51:01 PM

Fee: \$87.00

After recording return to:

Brandon Patterson
2650 Brownsboro Hwy
Eagle Point, OR 97524

Benjamin Frazier
527 E. 13th Apt. B
Loveland, CO 80537

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

Brandon Patterson
2650 Brownsboro Hwy
Eagle Point, OR 97524

Benjamin Frazier
527 E. 13th Apt. B
Loveland, CO 80537

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Janice M. Frazier Trustee of the Frazier Living Trust

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

Brandon Patterson and Benjamin Frazier^{not} as tenants by
entirely but with rights of survivorship.

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 the County of Klamath, State of Oregon, described as follows, to wit:

Block 6, Lot 47, Mountain Lake Homesites, Klamath County, OR
Block 6, Lot 13, Mountain Lake Homesites, Klamath County, OR

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


PARCEL ID: 320263, 319710

The true and actual consideration paid for this transfer, stated in terms of dollars, is 49,060.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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

 **AmeriTitle** WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

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.

In Witness Whereof, the grantor has executed this 26 day of August 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Janice M. Frazier
Janice M. Frazier, Trustee

State of Oregon} ss.
County of Jackson}

On this 26 day of August, 2019, before me, Kelli S. Hogenson a Notary Public in and for said state, personally appeared Janice M. Frazier known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Frazier Living Trust dated August 19, 2013, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kelli S. Hogenson
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires:

