

**2020-012188**

**Klamath County, Oregon**

**09/24/2020 09:17:01 AM**

**Fee: \$87.00**

Return To:



After Recording Return to:  
**HANG YOUR HAT PROPERTIES, LLC**  
2136 FORD PARKWAY  
ST PAUL, MN 55116

Until change, tax statement shall  
be sent to:

**Same as Above**

File No. DE11711  
**401 467 AM**

### **STATUTORY BARGAIN AND SALE DEED**

**Ronald H. Brack, Trustee of the Ronald H. Brack Family Trust 2001, executed  
January 21, 2011**

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

**Hang Your Hat Properties, LLC, ,**

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated  
in the County of Klamath, State of Oregon, described as follows, to-wit:

**The S1/2 of the SW1/4 of the NW1/4 of Section 6, Township 35 South, Range 12 East of  
the Willamette Meridian, Klamath County, Oregon.**

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

The true and actual consideration for this conveyance is TO FULFILL UNRECORDED CONTRACT OF  
SALE.

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

**Return To:  
Deschutes County  
Title Company**

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.

In Witness Whereof, the grantor has executed this instrument this 21 day of <sup>SEPT</sup>~~August~~, 2020

The Ronald H Brack Family Trust

By: 

Ronald H Brack, trustee

STATE OF ~~CALIFORNIA~~, County of VENTURA, ss.

This instrument was acknowledged before me on <sup>SEP</sup>~~August~~ 21, 2020, by Ronald H Brack, trustee



Notary Public for

My commission expires: 06/28/2022

