

2020-013201

Klamath County, Oregon

Grantor's Name and Address:

Marjorie E. Frazier  
PO Box 1925  
Gold Beach, OR 97444



00267298202000132010030035

10/14/2020 12:31:13 PM

Fee: \$92.00

Grantee's Name and Address:

MARJORIE ELLEN FRAZIER  
Trustee of the MARJORIE ELLEN FRAZIER  
LIVING TRUST  
dated October 5, 2020  
PO Box 1925  
Gold Beach, OR 97444

After Recording Return to:

K. R. Olin, Attorney at Law  
PO Box 7530  
Brookings, OR 97415

Until requested otherwise, send tax statements to:

MARJORIE ELLEN FRAZIER  
Trustee of the MARJORIE ELLEN FRAZIER  
LIVING TRUST  
dated October 5, 2020  
PO Box 1925  
Gold Beach, OR 97444

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS that **Marjorie E. Frazier**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MARJORIE ELLEN FRAZIER, TRUSTEE OF THE MARJORIE ELLEN FRAZIER LIVING TRUST** dated October 5, 2020 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, to-wit:

**See Exhibit A**

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- (Estate Planning Purposes Only).

In construing the 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 and other entities and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of October, 2020; 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 WILL 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.

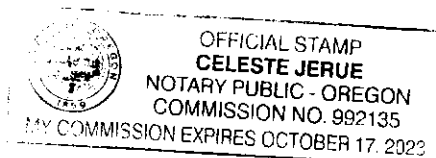
  
Marjorie E. Frazier

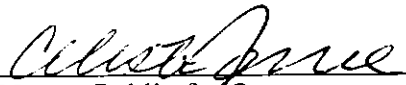
STATE OF OREGON           )  
  )ss.  
County of Curry           )

October 5, 2020.

Personally appeared the above named Marjorie E. Frazier and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



  
Notary Public for Oregon  
My commission expires: Oct. 17, 2023

## **Exhibit A**

**Lot 77, Block 8, Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

### **SUBJECT TO:**

- 1. Reservations, restrictions, rights-of-way, and easements of record and those apparent on the land.**
- 2. Taxes for the fiscal 1977-1978.**
- 3. Reservations and restrictions contained in deed from United States of America, Department of the Interior, acting by and through the Area Director, to Harding A. Brown, dated June 22, 1959, recorded September 16, 1959, in Volume 315, Page 652, Deed Records of Klamath County, Oregon.**
- 4. Reservations and restrictions contained in the dedication of Sprague River Valley Acres, to-wit:**  
    **"Said plat being subject to sixteen-(16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject to a twenty-(20) foot building set-back line along the front of all lots; subject also to the restriction of no access from Godowa Springs Road to Lots 1, 5, 6, 7, and 8, Block 1, and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."**
- 5. Reservations, restrictions and conditions imposed by Declaration of Restrictions executed by Grayco Land Escrow, Ltd., dated April 1, 1969, recorded April 30, 1969, in Volume M69, Page 3171, Microfilm Records of Klamath County, Oregon.**
- 6. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property owners recorded April 30, 1969, in Volume M69, Page 3174, Microfilm Records of Klamath County, Oregon.**