Returned at Counter Scott Nacethur

BARGAIN AND SALE DEED

Roseann Costabile, et all Grantor

Keith A. Frost, Trustee and Kathleen R. Frost, Trustee 1800 Weston Road Scotts Valley, CA 95066 Grantee

After recording return to and Send tax statements to: Grantee

2020-016512

Klamath County, Oregon



12/18/2020 09:15:40 AM

Fee: \$122.00

KNOW ALL MEN BY THESE PRESENTS, that ROSEANN COSTABILE, MICHAEL R. COSTABILE, KATHLEEN ANN RADICCHI, kna KATHLEEN R. FROST and ROSA RADICCHI, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant. bargain sell and convey to KEITH A. FROST, Trustee and KATHLEEN R. FROST, Trustees, Trustees of the Frost Family Revocable Trust, dated September 15, 2004, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, herediments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 22, Block 91, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax 3711-022A0-02700-000

The true consideration for this conveyance is \$11,000.00.

Deted this / day of December 2020.
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.
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To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

Michael R. Costabile

Kathleen Ann Radicchi, kna Kathleen R. Frost

Rosa Radicchi

I A notary public or other officer completing this certification verifies only the identity I of the individual who signed the document to which this certification is attached, and i not the truthfulness, accuracy or validity of that document

CALIFORNIA ACKNOWLEDGMENT

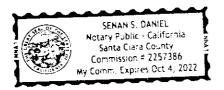
CIVIL CODE § 1189

还是我的一个人,我们也是不是一个人,我们也是我们的的,我们也不会看到这个人,我们也不会看到这个人的,我们也没有一个人的,我们也没有一个人的。 "我们也是我们的一个人的,我们也是我们的一个人的,我们就是我们的一个人的,我们就是我们的一个人的,我们就是我们的一个人的。"

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	a (
County of Danta	((ara)	•	
on December 1,2	م <u>کی</u> before me	mans. Daniel	A Notary Public
Date 🗸	`	Here Insert Name ar	nd Title of the Officer
personally appeared	OSE ann	Costabile	
		Name(s) of Signer(s)	

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he(she)they executed the same in higher their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature __

Signature of Notary Public

ridle Holdry 5	eor anazar Stamp Above		Signature of Notary Fublic	
<u> </u>	OPTI	ONAL		
§	ompleting this information can d raudulent reattachment of this		i	
Description of Att Title or Type of Do	ocument: <u>Bargain</u>	and Sale	Deed	
Document Date: $\underline{igs 1}$	2-1-2020		Number of Pages:	
Signer(s) Other The Marchael Va. Capacity(les) Clai	an Named Above: M (Charles) Costa bi仏、Rっちん med by Signer(s)	Redice hi	Number of Pages: 1 Kathlen Aun Radicch Kathl	Kna Ren R. Fa
Signer's Name: 🗘	USRAMA Costabile	Signer's Name:		
	r – Title(s):		icer – Title(s):	
、□, Partner – □ Lim	nited 🗆 General	🗆 Partner – 🗆 l	imited □ General	
Individual	Attorney in Fact	□ Individual	☐ Attorney in Fact	
☐ Trustee	Guardian or Conservator	□ Trustee	☐ Guardian or Conservator	
☐ Other:		□ Other:		
Signer is Represen	ting:	Signer is Repres	enting:	

PROPERTY OF THE PROPERTY OF TH

©2018 National Notary Association

BARGAIN AND SALE DEED

Roseann Costabile, et all Grantor

Keith A. Frost, Trustee and Kathleen R. Frost, Trustee 1800 Weston Road Scotts Valley, CA 95066 Grantee

After recording return to and Send tax statements to: Grantee

KNOW ALL MEN BY THESE PRESENTS, that ROSEANN COSTABILE, MICHAEL R. COSTABILE, KATHLEEN ANN RADICCHI, kna KATHLEEN R. FROST and ROSA RADICCHI, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to KEITH A. FROST, Trustee and KATHLEEN R. FROST, Trustee, Trustees of the Frost Family Revocable Trust, dated September 15, 2004, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, herediments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

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Map/Tax 3711-022A0-02700-000

To Have and to Hold the same unto the said	grantee and grantee's heirs, successor and assigns forever.
The true consideration for this conveyance I	s \$11,000.00.
Dated this 93 day of Dec	, 2020.

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.

mich, IDY the

Roseann Costabile	Michael R. Costabile	
Kathleen Ann Radiochi, kna Kathleen R. Frost	Rosa Radicchi	
	ompleting this certification verifies only the identity document to which this certification is attached, and validity of that document	_

STATE OF CALIFORNIA)	•			
County of) ss. ·				
County of	,				
On	2020 before me, e, who proved to	me on the bas	is of satisfactory evi	dence to be the	Notary Public, person whose
name is subscribed to the within instrur capacity, and that by his/her signature executed the instrument.	nent and acknowle on the instrument	edged to me the the person, or	at he/she executed the entity upon beh	ine same in his/hialf of which the	er autnorized person acted,
Correct.	under the laws o	f the State of C	California that the fo	regoing paragra _l	oh is true and
WITNESS my hand and seal.					
Signature		(Seal)			
STATE OF CALIFORNIA)				
County of Santa Cruz) ss. }				
on Dec 3, 2020	2020 before me,	Bruce Al	exander Ric	hardson	Notary Public
personally appeared, Michael R. Costat name is subscribed to the within instrur capacity, and that by his/her signature	ile, who proved to nent and acknowle	me on the bas edged to me th	sis of satisfactory evi at he/she executed	idence to be the the same in his/h	person wnose ner authorized
executed the instrument. I certify under PENALTY OF PERJURY correct.	under the laws of	of the State of	California that the fo	regoing paragra	ph is true and
WITNESS my hand and seal.		. ,	PACELEGY, COMM.	DER R 0-4-R000 X	
Signature Signature		(Seal)	OSTA ZIGHT NOTARY PUBL S SANTA CR COMMENCE RE	LIGHOALFORMAW RUZ COUNTY <mark>O</mark> ES MOU 22 2023 7	
			~~~~~	~ ~ ~ ~ ~ ~	
STATE OF CALIFORNIA	) ) ss.				
County of	)				
On	2020 before me	· <del></del>	·		Notary Public
personally appeared, Kathleen Ann Radio be the person whose name is subscribe in his/her authorized capacity, and that the person acted, executed the instrum-	ed to the within ins by his/her signatur	trument and ac	knowledged to me t	hat he/she execu	uted the same
I certify under PENALTY OF PERJUR' correct.		of the State of (	California that the fo	regoing paragrap	ph is true and
WITNESS my hand and seal.					
Signature		(Seal)			
STATE OF CALIFORNIA	)				
County of	) SS. )				•

### BARGAIN AND SALE DEED

Roseann Costabile, et all Grantor

Keith A. Frost, Trustee and Kathleen R. Frost, Trustee 1800 Weston Road Scotts Valley, CA 95066 Grantee

After recording return to and Send tax statements to: Grantee

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

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Roseann Costabile	Michael R. Costabile
MANNRAUCH Kathleen Ann Radicchi, kna Kathleen R. Frost MR. FM	Rosa Radicchi
	mpleting this certification verifies only the identity ocument to which this certification is attached, and alidity of that document

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	
County of Santa Cruz	
On 12/7/2020 before me, Kathleen E. Cour	tney , Notary Public, personally appeared
Kathleen Radicchi Frost	
who proved to me on the basis of satisfactory	evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknow	ledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by	his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which	the person(s) acted, executed the instrument.
I certify under Penalty of Perjury under the laws of th	
is true and correct.	
WITNESS MY HAND AND OFFICIAL SE	AI.
Launtech Courtney	KATHLEEN E. COURTNEY Notary Public - California Santa Cruz County Commission # 2250090 My Comm. Expires Jul 15, 2022
Signature of Notary Public	(Notary Seal)
OPTIONAL INF	ORMATION
The acknowledgment contained within this document is in accordance performed within the State of California shall use the preceding word ment cannot be affixed to a document sent by mail or other means, whereby the signer did not personally appear before notary public. In addition, the correct notarial wording can and signature cannot be affixed to a document without the contained to a document with the contained to a document without the contained to a document with the contained	ing pursuant to Civil Code section 1189. An acknowledg- rwise delivered to a notary public, including electronic e the notary public, even if the signer is known by the only be signed and sealed by a notary public. The seal
DESCRIPTION OF ATTACHED DOCUMENT	CAPACITY CLAIMED BY SIGNER
Bargain And Sale Deed (Title of document)  Number of Pages 4 (Including acknowledgment)	× Individual Corporate Officer Partner
Document Date 12/7/2020	Attorney-In-Fact
	Trustee
	Other:

### BARGAIN AND SALE DEED

Roseann Costabile, et all Grantor

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

The true consideration for this conveyance is \$11,000.00.

Dated this 9th day of Denomber, 2020.

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.

Roseann Costabile	Michael R. Costabile
	Real Radicali
Kathleen Ann Radicchi, kna Kathleen R. Frost	Rosa Radicchi

I A notary public or other officer completing this certification verifies only the identity I of the individual who signed the document to which this certification is attached, and I not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA	) -	
County of	) ss. · )	
name is subscribed to the within instruction capacity, and that by his/her signature executed the instrument.	ment and acknowledged to me that he/s on the instrument the person, or the en	, Notary Public, atisfactory evidence to be the person whose the executed the same in his/her authorized atity upon behalf of which the person acted, his that the foregoing paragraph is true and
WITNESS my hand and seal.		
Signature	(Seal)	
STATE OF CALIFORNIA  County of	) ) ss.	
-	, 2020 before me,	, Notary Public,
name is subscribed to the within instruic capacity, and that by his/her signature executed the instrument.	ment and acknowledged to me that he/s on the instrument the person, or the er	atisfactory evidence to be the person whose she executed the same in his/her authorized ntity upon behalf of which the person acted, mia that the foregoing paragraph is true and
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Signature	(Seal)	
STATE OF CALIFORNIA  County of	) ) ss. )	
On	, 2020 before me,	, Notary Public,
personally appeared, Kathleen Ann Radii be the person whose name is subscrib- in his/her authorized capacity, and that the person acted, executed the instrum	cchi, kna Kathleen R. Frost, who proved to ed to the within instrument and acknowle by his/her signature on the instrument the ent.	me on the basis of satisfactory evidence to edged to me that he/she executed the same he person, or the entity upon behalf of which nia that the foregoing paragraph is true and
WITNESS my hand and seal.		
Signature	(Seal)	
STATE OF CALIFORNIA  County of Sunta Cuz	) ) ss. )	

on <u>December</u> personally appeared, Rosa Rad is subscribed to the within instrue and that by his/her signature on instrument. I certify under PENALTY OF PErcorrect.	ment and acknowledged	to me that he/she ex	xecuted the same in his/her	authorized capacity,
	the instrument the perso	n, or the entity upon	behalf of which the person	acted, executed the
WITNESS my hand and seal. Signature	Mande	(Seal)	ELSA P. LIMAS Notary Public - Califor Santa Cruz County Commission # 22573 My Comm. Expires Oct 4	- ∰ 90 ∰