



THIS SPACE RESERVED FOR

2021-000925  
Klamath County, Oregon  
01/20/2021 02:27:01 PM  
Fee: \$87.00

Capitol Industries, Inc. Trustee Clinton Ave Trust  
PO Box 1974  
Klamath Falls, OR 97601

Grantor's Name and Address

Ralph S. Lowery and Julie A. Gennert, Trustees of the 2003  
Lowery Revocable Trust, U/D/T dated 1/23/2003  
10355 Cinnamon Teal Dr.  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:  
Ralph S. Lowery and Julie A. Gennert, Trustees of the 2003  
Lowery Revocable Trust, U/D/T dated 1/23/2003  
10355 Cinnamon Teal Dr.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Ralph S. Lowery and Julie A. Gennert, Trustees of the 2003  
Lowery Revocable Trust, U/D/T dated 1/23/2003  
10355 Cinnamon Teal Dr.  
Klamath Falls, OR 97601

File No. 430357AM

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Capitol Industries, Inc. Trustee Clinton Ave Trust**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Ralph S. Lowery and Julie A. Gennert, Trustees of the 2003 Lowery Revocable Trust, U/D/T dated 1/23/2003,**

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:

**Lot 4, Block 5, SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$150,000.00** PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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.

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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.

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 instrument this 18 day of January, 2021; 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.

Capitol Industries, Inc. Trustee Clinton Ave Trust

By: [Signature]  
Jeff Breitbarth, Vice President, Capitol Industries Inc.,  
Trustee Clinton Ave Trust

State of Oregon} ss.  
County of Klamath

On this 18 day of January, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Jeff Breitbarth known or identified to me to be the person whose name is subscribed to the foregoing instrument as Vice President, Capitol Industries, Inc. Trustee Clinton Ave Trust, 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.

[Signature]  
Notary Public for the State of Oregon»  
Residing at: Klamath County,  
Commission Expires: 10/23/2022

