

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-006853

Klamath County, Oregon



00279218202100068530040040

05/03/2021 10:39:46 AM

Fee: \$97.00

SPACE RESERVED
FOR
RECORDER'S USE

Magyar Property Management
owner Austin Folnagg
PO Box 1239, Klamath Falls, OR 97601

Grantor's Name and Address

~~Austin Folnagg~~
~~PO Box 1239~~

~~Klamath Falls OR 97601~~

Grantee's Name and Address

After recording, return to (Name and Address):

Austin Folnagg
PO Box 1239
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Austin Folnagg
PO Box 1239
Klamath Falls OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Magyar Property Management

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

Austin Folnagg

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 (legal description of property):

Exhibit A

Exhibit B

Exhibit C

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this 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, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on May 3rd 2021 : 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 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.

ASF
ASF

owner/manager Magyar Property Management

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 3, 2021.

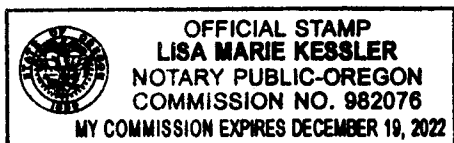
by Austin Folnagg

This instrument was acknowledged before me on

by

as

of



Lisa M. Kessler
Notary Public for Oregon
My commission expires December 19, 2022

Exhibit A



2013-003908
Klamath County, Oregon
04/12/2013 03:08:37 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

After recording return to:
Austin A. Fohnagy
711 Roseway Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Austin A. Fohnagy
711 Roseway Drive
Klamath Falls, OR 97601

File No.: 7021-2040353 (ALF)
Date: February 21, 2013

STATUTORY WARRANTY DEED

James Warren Hampton, Grantor, conveys and warrants to **Austin A. Fohnagy**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 7 and 26, TOGETHER WITH the portion of the vacated alley lying Easterly of a line drawn from the Northwestern corner of Lot 26 to the Southwestern corner of Lot 7, and Westerly of a line drawn from the Northeasterly corner of Lot 26 to the Southeasterly corner of Lot 7 all in Roselawn, subdivision of Block 70, Buena Vista, Addition to the City Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$100,999.00**. (Here comply with requirements of ORS 93.030)

42-F

Exhibit B



2017-000989
Klamath County, Oregon
01/31/2017 10:42:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Austin Fohnagy

1202 Division Street

Klamath Falls, OR 97601

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

Austin Fohnagy

1202 Division Street

Klamath Falls, OR 97601

File No. 145171AM

STATUTORY WARRANTY DEED

Wayne L. Gallagher and Marci L. Gallagher, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Austin Fohnagy,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 1 in Block 214, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$69,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

Exhibit C



THIS SPACE RESERVED FOR R

2018-001754
Klamath County, Oregon
02/14/2018 10:28:00 AM
Fee: \$47.00

After recording return to:

Austin Folnagy

PO Box 1239

Klamath Falls, OR 97601

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

Austin Folnagy

PO Box 1239

Klamath Falls, OR 97601

File No. 199912AM

SPECIAL WARRANTY DEED

**US Bank National Association, as Trustee for the Holders of The Banc of America Funding Corporation
2008-FT1 Trust, Mortgage Pass Through Certificates, Series 2008-FT1,**

Grantor(s) hereby conveys and specially warrants to

Austin Folnagy,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or
suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to
wit:

**The Southwesterly 53 feet of Lots 13 and 14, Block 21, INDUSTRIAL ADDITION TO THE CITY OF
KLAMATH FALLS OREGON, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.**

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

R-3809-033AB-09100-000

R417999

The true and actual consideration for this conveyance is \$39,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as
of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.