

2021-009585
Klamath County, Oregon



00282271202100095850020029

06/18/2021 10:10:53 AM

Fee: \$87.00

After recording return to:

John F. Vertel
525 Pomona Avenue
Coronado, California 92118-1941

Send tax statements to:
John F. Vertel and Ann M. Vertel, Trustees
of the John and Ann Vertel Family Trust
Under agreement dated September 24, 1996
525 Pomona Avenue
Coronado, California 92118-1941

Returned at Counter

BARGAIN AND SALE DEED

John F. Vertel, Trustee of the Frederick J. Vertel Family Trust Restated 12/18/2013, Grantor, conveys to **John F. Vertel and Ann M. Vertel, Trustees of the John and Ann Vertel Family Trust under agreement dated September 24, 1996**, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Sixteen acres, in Lot 26, Section 5, Township 35 South, Range 7 East, of the Willamette Meridian, excepting the Northwest corner, more particularly described as follows: BEGINNING at the Northwest corner of said Government Lot 26; thence East 834.8 feet; thence South, parallel to the West line of said lot 208.7 feet; thence West parallel to the North line of said lot 834.8 feet, to a point on the West line of said lot; thence North on said West line 208.7 feet, to the point of beginning, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Property ID: R895266 / R218589

Tax lot number: R3507-00500-01200-000

more commonly known as 37021 Highway 62, Chiloquin, Oregon 97624

SUBJECT TO: 2020-2021 Real Property Taxes paid in full, any judgements, liens or encumbrances of record.

There is no consideration for this transfer. It is a settlement of an estate trust.

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.

Dated this 18 day of June, 2021

Frederick Vertel Family Trust Restated

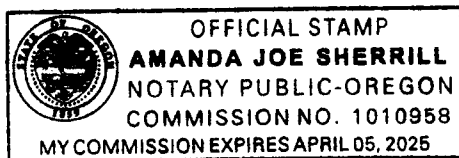
12/18/2013

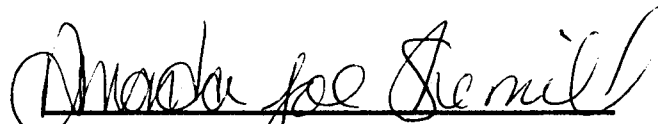


John F. Vertel, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named John F. Vertel, Trustee of the Frederick J. Vertel Family Trust Restated 12/18/2013 and acknowledged the foregoing instrument to be his voluntary act. Before me this 18 day of June, 2021.





Notary Public for Oregon
My Commission expires: April 05, 2025