



00282799202100100270010015

06/28/2021 11:48:42 AM

Fee: \$82.00

After Recording Return To:
Donald R. Crane
37070 Highway 62
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Gail Schultz
2190 S. San Tomas Aquino Rd.
Campbell, CA 95008

Bargain and Sale Deed

Donald R. Crane, Successor Trustee of the Wayne L. Fragulia Revocable Living Trust, u/a/d March 2, 2010, Grantor, conveys to Gail M. Schultz; Bradley R. Buenger, Trustee of the Bradley R. Buenger Trust, u/a/d May 8, 2021; and Patricia J. Sherrin; equally, as tenants in common, Grantees, the following described real property:

Lots 2, 3 and 4 together with an undivided one-fourth interest in Lot 15 all in Kiwanis Beach,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,

Map Tax Not: R-3507-007BA-00800-000

Prop ID: R230217; and

Map Tax Lot: R-3507-007BA-00700-U03

Prop ID: R782512

The true consideration for this conveyance is \$-0-.

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.

Donald R. Crane, Successor Trustee of the Wayne L. Fragulia
Revocable Living Trust, u/a/d March 2, 2010

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 28, 2021, by Donald R. Crane, Successor Trustee of the Wayne L. Fragulia Revocable Living Trust, u/a/d March 2, 2010.

Notary Public for Oregon 5-17-2022