

After recording return to:  
Jakob Freid and Traci Freid  
3830 Beverly Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent  
to the following address:  
Jakob Freid and Traci Freid  
3830 Beverly Drive  
Klamath Falls, OR 97603

This spa



00282910202100101350010010

06/29/2021 12:40:40 PM

Fee: \$82.00

**STATUTORY  
BARGAIN AND SALE DEED**

We, Douglas J. Pratt and Nancy D. Pratt, Co-Trustees of the Pratt Family Trust under agreement dated September 12, 2016, Grantor, convey to, Jakob Freid and Traci Freid, as Tenants by the Entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A tract of land situated in Lots 14 and 19 of Enterprise Tracts located in Section 34, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Parcel 1 of Land Partition 74-07; thence along the boundary of said Parcel 1 of Land Partition 74-07, S00°59'06"W 330.06 and N89°40'45"E 173.32 feet; thence leaving said boundary N00°59'06"E 330.00 feet to a point on the North line of said Tract 14; thence S89°41'55"W along the North line of said Tracts 14 and 19, 173.32 feet to the point of beginning; containing 1.31 acres, more or less and with bearings based on the plat of said Land Partition 74-07.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this 28<sup>th</sup> day of June, 2021.

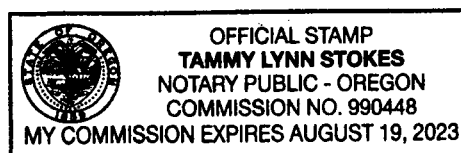
Douglas J. Pratt TTEE  
Douglas J. Pratt (Trustee)

Nancy D. Pratt TTEE  
Nancy D. Pratt (Trustee)

State of Oregon }  
County of Klamath } ss

This instrument was acknowledged before me on this 28<sup>th</sup> day of June, 2021 by  
Douglas J. Pratt and Nancy D. Pratt as Co-Trustees of the Pratt Family Trust

Tammy Lynn Stokes  
Notary Public for the State of Oregon  
My commission expires: Aug 19, 2023



True-line  
Returned at Counter