

Returned at Counter

2021-014672

Klamath County, Oregon



00288159202100146720020022

09/28/2021 10:38:57 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Margaret Ellen d'Wylde and David
Frederick Kruse. Trustees of the
d'Wylde Kruse Family Trust
852 Treat Avenue
San Francisco, CA 94110

Grantors:

David F. Kruse and Margaret E. d'Wylde
852 Treat Avenue
San Francisco, CA 94110

Grantee:

Margaret Ellen d'Wylde and David
Frederick Kruse. Trustees of the
d'Wylde Kruse Family Trust
852 Treat Avenue
San Francisco, CA 94110

BARGAIN AND SALE DEED

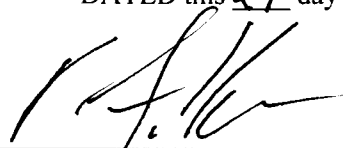
David F. Kruse and Margaret E. d'Wylde, fka Margaret Williams, as tenants by the entirety, Grantors, convey to Margaret Ellen d'Wylde and David Frederick Kruse, Trustees of the d'Wylde Kruse Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 14 in Block 2 of TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

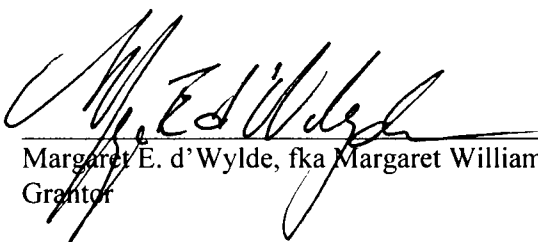
The true and actual consideration for this transfer is estate plan.

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 21 day of September 2021.



David F. Kruse
Grantor



Margaret E. d'Wylde, fka Margaret Williams
Grantor

ACKNOWLEDGEMENT

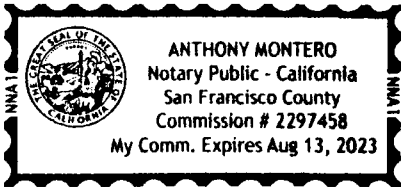
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

[illegible]

On Sept 21, 2021, 2021, before me, Anthony MONTERO, Notary Public, personally appeared David F. Kruse and Margaret E. d'Wylde, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument are the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Anthony Montero
Notary Public for California
My Commission Expires: 2/13/2023