

**2021-016014**

**Klamath County, Oregon**

**10/25/2021 08:37:01 AM**

**Fee: \$92.00**

**Prepared By:**  
Susan Steinman, Esq.  
9145 Wallace Road NW  
Salem, OR 97304  
OR Bar ID: 106918

**Until a Change is Requested,  
Mail Tax Statements To:**  
Frank T. Emmenegger & Dollie M. Emmenegger  
5225 Primrose Lane  
Klamath Falls, OR 97601

**Return To:**  
Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**  
70497048

**70497048 STATUTORY BARGAIN AND SALE DEED**

**FRANK T. EMMENEGGER and DOLLIE M. EMMENEGGER**, as Trustees of the **EMMENEGGER FAMILY TRUST DATED 3-29-2007**, Grantors, convey to **FRANK T. EMMENEGGER and DOLLIE M. EMMENEGGER**, husband and wife, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:

LOTS 8 AND 9 IN THE BLOCK 1 OF TRACT 1016, GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLARK OF KLAMATH COUNTY, OREGON.

Commonly known as: 5225 Primrose Lane, Klamath Falls, OR 97601

Parcel ID: R494511

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

PAGE 1 of 2



PCL

70497048DQTC01010102

Dated this 17<sup>th</sup> of September, 20 21.

Frank T. Emmenegger, Trustee  
FRANK T. EMMENEGGER, as Trustee of the  
EMMENEGGER FAMILY TRUST DATED 3-29-  
2007

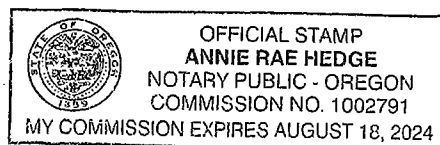
Dollie M. Emmenegger, Trustee  
DOLLIE M. EMMENEGGER, as Trustee of the  
EMMENEGGER FAMILY TRUST DATED 3-29-  
2007

State of Oregon )  
County of Klamath ) ss.

On the 17<sup>th</sup> day of September, 20 21, personally appeared before me  
the above-named FRANK T. EMMENEGGER and DOLLIE M. EMMENEGGER, as Trustees of  
the EMMENEGGER FAMILY TRUST DATED 3-29-2007, who declared the foregoing instrument  
to be their voluntary act and deed.

Annie Rae M. Hedge, Notary Public  
Notary Public -- State of Oregon

My Commission Expires: 08/18/2024



## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 494502, 494511

Land situated in the City of Klamath Falls in the County of Klamath in the State of OR

LOTS 8 AND 9 IN THE BLOCK 1 OF TRACT 1016, GREEN ACRES, ACCORDING TO THE OFFICIAL PLAT  
THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLARK OF KLAMATH COUNTY, OREGON.

Commonly known as: 5225 Primrose Lane, Klamath Falls, OR 97601-9546

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR  
INFORMATIONAL PURPOSES.