

2022-004677  
Klamath County, Oregon



00298612202200046770020022

04/13/2022 10:39:27 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

BRANDNESS BRANDNESS & PUD  
411 PINE ST  
KLAMATH FALLS OR 97601

SEND TAX STATEMENTS TO:

RICHARD FREITAG  
28594 HWY 70  
BONANZA OR 97623

**BARGAIN AND SALE DEED**

RICHARD GARRY FREITAG and TINA LOUISE TEETER, Grantors, convey to BRADFORD J. ASPELL, SUCCESSOR TRUSTEE OF THE FREITAG FAMILY RVEOCABLE TRUST, Grantee, the following described real property situated in Klamath County, State of Oregon:

*See Exhibit A.*

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer is fulfillment of the terms of trust administration.

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 7 day of April, 2022.

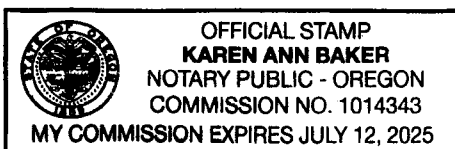
Richard Garry Freitag  
Richard Garry Freitag

Tina Louise Teeter  
Tina Louise Teeter

STATE OF OREGON, County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7 day of April, 2022, by Richard Garry Freitag and Tina Louise Teeter, who personally appeared.

Karen A Baker  
NOTARY PUBLIC  
My Commission expires: 7-12-2026



**Exhibit A**

Property ID R608505, Tax Lot Number R-3911-00500-00300-000. The SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 5, Township 39, Range 11. Acres 113.16.

Property ID R603591, Tax Lot Number R-3911-00500-00900-000. The NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Section 5, Township 39, Range 11. Acres 5.00.

Property ID R770240, Tax Lot Number R-3911-00500-00900-000. The NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the S  $\frac{1}{2}$  of the S  $\frac{1}{2}$  of Section 5, Township 39, Range 11. Acres 107.89.

Property ID R603662, Tax Lot Number R-3911-00600-01000-000. The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 39, Range 11. Acres 5.00.

Property ID R893057, Tax Lot Number R-3911-00600-01000-000. The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 6, Township 39, Range 11. Acres 35.00.