

Returned at Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS:
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2022-008009  
Klamath County, Oregon



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06/29/2022 03:41:44 PM

Fee: \$87.00

**Grantors:**  
Bradford Aspell  
Successor Trustee  
Freitag Family Revocable Living Trust  
2309 Linda Vista  
Klamath Falls, OR 97601

**Grantee:** *send tax statements to:*  
Richard Freitag and Tina Teeter  
Tenants by the Entirety  
28594 Highway 70  
Bonanza, OR 97623

-BARGAIN AND SALE DEED-

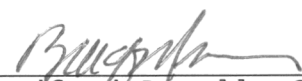
Bradford Aspell, Successor Trustee of the Freitag Family Revocable Living Trust, Grantor conveys to Richard Freitag and Tina Teeter as Tenants by the Entirety, Grantees all of its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Southwest  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 5, and the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 6, Township 39 South, Range 11 East of the Willamette Meridian, less that portion heretofore conveyed for Highway purposes.

The true and actual consideration for this transfer is trust litigation resolution. Grantee, as further consideration for this transfer, shall hold harmless and indemnify Grantors from any claim, fine, or liability to Klamath County.

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 29 day of June, 2022.

  
Bradford Aspell, Grantor  
as Successor Trustee of the Freitag  
Family Revocable Living Trust

\*\*\*\*\*NOTARY FOLLOWS\*\*\*\*\*

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 29 day of JUNE,  
2022, the above-named Bradford Aspell, Grantor as Successor  
Trustee of the Freitag Family Revocable Living Trust, Grantor and  
acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon  
My Commission expires: 7-12-2025

