

Returned at Counter

AFTER RECORDING RETURN TO:
Bradford J. Aspell
2309 Linda Vista Dr
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Richard Freitag
28594 Highway 70
Bonanza, OR 97623

2022-008011
Klamath County, Oregon



06/29/2022 03:42:07 PM

Fee: \$87.00

TRUSTEE'S DEED

BRADFORD J. ASPELL, as the court-appointed second Successor Trustee of the FREITAG REVOCABLE LIVING TRUST in *Klamath County Circuit Court Case No. 19PB05165 (In the Matter of: Garry M. Freitag)*, Grantor, conveys to RICHARD FREITAG, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Parcel No. 2 of Land Partition 64-21, being a re-plat of Parcels 1 and 2 of "Minor Partition 16-88", situated in the SE 1/4 and SW 1/4 of Section 5 and the NE 1/4 NE 1/4 of Section 8, Township 39 South, Range 11 East of the Willamette Meridian), Klamath County, State of Oregon, containing 10.8 acres, more or less, together with all water rights appurtenant thereto.

TOGETHER WITH an exclusive easement for pasturage, crops, grazing, irrigation, and related agricultural activities that do not involve the construction of any building, over the land that is shown as "Easement Area #2" on Exhibit 1, attached hereto and incorporated herewith, and that is Northwesterly and Westerly of an existing fenceline that begins at a point along the Highway 97 boundary that is approximately 1200 feet from the southernmost corner of Parcel 1, running along the southwest boundary, thence approximately North 43° the fence is 505'+/- in length to the centerline of the Horsefly Irrigation District Main Canal.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is settlement of the aforementioned trust.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

~~May~~ ^{JUNE} IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of ~~May~~ ^{JUNE}, 2022.

Bradford J. Aspell, Second Successor Trustee

STATE OF OREGON; County of Klamath) ss.

~~May~~ ^{JUNE} THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of ~~May~~ ^{JUNE}, 2022, by Bradford J. Aspell.

NOTARY PUBLIC FOR OREGON
My Commission expires: 7-12-25

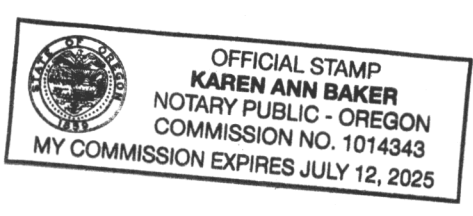


EXHIBIT 1

