



THIS SPACE RESERVED FOR

2022-008824
Klamath County, Oregon
07/19/2022 01:42:01 PM
Fee: \$87.00

Gerald W. Bercovitz Living Trust

3456 Bahia Valencia West unit

Laguna Woods, CA 92637

Grantor's Name and Address

Karen L. Felstein

3456 Bahia Valencia West unit

Laguna Woods, CA 92637

Grantee's Name and Address

After recording return to:

Karen L. Felstein

3456 Bahia Valencia West unit

Laguna Woods, CA 92637

Until a change is requested all tax statements
shall be sent to the following address:

Karen L. Felstein

3456 Bahia Valencia West unit

Laguna Woods, CA 92637

File No. 552750AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Karen L. Felstein, Trustee, U/D/T Dated July 17, 1992, F/B/O Gerald W. Bercovitz Living Trust,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Karen L. Felstein,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lots 10A, 10B and 11A Block 6 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is to convey title

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 18 day of July, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: Karen L. Felstein
Karen L. Felstein, Trustee

State of CALIFORNIA } ss.
County of ORANGE }

On this 18 day of July, 2022, before me, Karla Hernandez a Notary Public in and for said state, personally appeared Karen L. Felstein known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the U/D/T Dated July 17, 1992, F/B/O Gerald W. Bercovitz Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Karla Hernandez
Notary Public for the State of CALIFORNIA
Residing at: ORANGE COUNTY
Commission Expires: Jan 10, 2024

