



00327173202400028210040048

04/15/2024 01:06:26 PM

Fee: \$97.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Anthony Harris Frona Harris 2241 North Monroe St., #1235 Tallahassee, FL 32303
--	---

Grantors:
Wanda J. Hintze, Sole Trustee
of the John O. Hintze and Wanda J. Hintze
Family Trust, aka the John and Wanda Hintze
Family Trust, aka the J and W Hintze Family
Trust dated June 8, 1983, aka the Hintze
Family Trust dated December 1, 2000
15185 Yotie Court
Caldwell, ID 83607

Grantee:
Anthony & Frona Harris
2241 North Monroe St., #1235
Tallahassee, FL 32303

-BARGAIN AND SALE DEED-

Wanda J. Hintze, Sole Trustee of the John O. Hintze and Wanda J. Hintze Family Trust, aka the John and Wanda Hintze Family Trust, aka the J and W Hintze Family Trust dated June 8, 1983, aka the Hintze Family Trust dated December 1, 2000, Grantors convey to Anthony Harris and Frona Harris, as tenants by the entirety, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Please refer to Exhibit "A" attached hereto and incorporated herein by reference

The true and actual consideration for this transfer is \$ 0.

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.

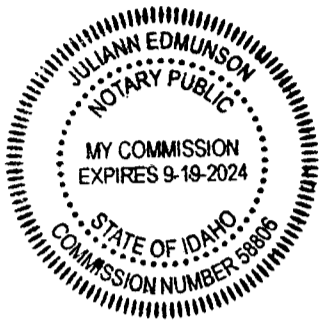
DATED this 15th day of March, 2024.

Wanda Hintze
Wanda J. Hintze, Grantor

*****NOTARY FOLLOWS*****

STATE OF IDAHO)
) ss.
County of Canyon)

Personally appeared before me this 15th day of March, 2024, the above-named Wanda J. Hintze, as Sole Trustee, Grantor and acknowledged the foregoing instrument to be her voluntary act.



Julianne Edmundson
Notary Public for Oregon
My Commission expires: 9-19-2024

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 18, INDUSTRIAL ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AB TL 14300 and 14400

Code 1 Map 3809-33AB TL 14500

Unofficial
Copy

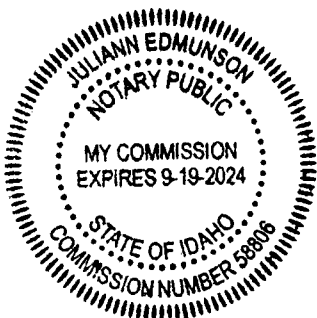
**CERTIFICATION OF TRUST
PURSUANT TO THE UNIFORM TRUST CODE**

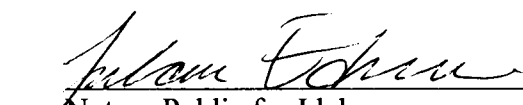
1. The John O. Hintze and Wanda J. Hintze Family Trust was created on June 8, 1983, and is also known as the John and Wanda Hintze Family Trust and the J and W Hintze Family Trust dated June 8, 1983 (the "Trust"). The Trust was restated and named the Hintze Family Trust dated December 1, 2000 (the "Trust").
2. The Trustors of the Trust are John O. Hintze and Wanda J. Hintze. John O. Hintze died on September 17, 2019.
3. The currently acting Trustee of the Trust is Wanda J. Hintze, whose mailing address is 15185 Yotie Court, Caldwell, ID 83607.
4. The Trustees' powers include all powers conferred upon a trustee under the Uniform Trust Code.
5. The Trust is revocable and amendable by the surviving Trustor.
6. The taxpayer identification number for the Trust is Wanda J. Hintze's Social Security Number.
7. Trust assets should be taken in the name: "Wanda J. Hintze, Trustee of the Hintze Family Trust."
8. The Trust has not been further revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect. The Trust is currently administered under the laws of the state of Idaho.


Wanda J. Hintze

STATE OF IDAHO)
) ss.
County of Canyon)

Personally appeared before me this 9th day of April, 2024, the above-named Wanda J. Hintze, as Sole Trustee, Grantor and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Idaho
My Commission expires: 9/19/2024