



After recording return to:  
Bradley H Kaufman  
11842 Crossbill Dr  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Bradley H Kaufman  
11842 Crossbill Dr  
Klamath Falls, OR 97601

File No.: 7161-4189945 (RT)  
Date: July 31, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Gerald E. Pollack as Trustee of The Gerald E. Pollack Revocable Trust u.a.d.**  
**10/03/1994**, Grantor, conveys and warrants to **Bradley H Kaufman**, Grantee, the following  
described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as  
follows:

**LOT 992, RUNNING Y RESORT, PHASE 12, TRACT 1423, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$520,000.00**. (Here comply with requirements  
of ORS 93.030)

APN: **890071**

Statutory Warranty Deed  
- continued

File No.: **7161-4189945 (RT)**

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 26 day of August, 2024.

Gerald E. Pollack as Trustee of The Gerald  
E. Pollack Revocable Trust u.a.d.  
10/03/1994

Gerald E. Pollack  
Gerald E. Pollack, Trustee

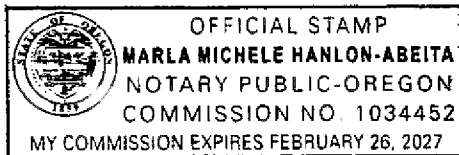
APN: **890071**

Statutory Warranty Deed  
- continued

File No.: **7161-4189945 (RT)**

STATE OF Oregon                    )  
  )ss.  
County of Klamath                 )

This instrument was acknowledged before me on this 26 day of August, 2024  
by as of Gerald E. Pollack as Trustee of The Gerald E. Pollack Revocable Trust u.a.d.  
10/03/1994, on behalf of the trust.



Marla  
Notary Public for Oregon  
My commission expires: