

Returned at Counter



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02/13/2025 11:47:20 AM

Fee: \$82.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: William T. Toschik and Brenda S. Toschik, Trustees of the Toschik Family Trust 16809 Freight Road Lane Klamath Falls, OR 97601

Grantor:
William T. Toschik and Brenda S. Toschik
16809 Freight Road Lane
Klamath Falls, OR 97601

Grantee:
William T. Toschik and Brenda S. Toschik,
Trustees of the Toschik Family Trust
16809 Freight Road Lane
Klamath Falls, OR 97601

BARGAIN AND SALE DEED


William T. Toschik and Brenda S. Toschik, husband and wife, Grantors, convey to William T. Toschik and Brenda S. Toschik, Trustees of the Toschik Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 18, Block 14, First Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

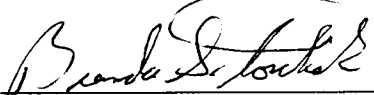
The true and actual consideration for this transfer is \$0.00.

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 4th day of February, 2025.



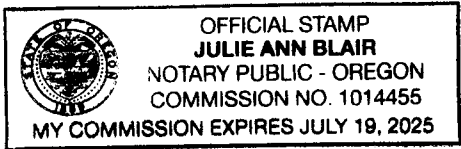
William T. Toschik, Grantor

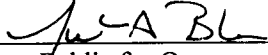


Brenda S. Toschik, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 4th day of February, 2025, the above-named William T. Toschik and Brenda S. Toschik, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:





Notary Public for Oregon
My Commission expires: 07/19/2025