

2025-005382

Klamath County, Oregon

07/01/2025 08:25:01 AM

Fee: \$92.00

Grantor:

Fred Herrmann and Dixie L. Herrmann, Co-Trustees of
the Fred and Dixie Herrmann Living Trust, UDOT
February 16, 2017
2400 Heritage Way Medford OR 97504

Grantee:

Freddy Allen Herrmann
2627 Parkwood Village Ln 1122 SPRING STREET UNIT #205
Central Point, OR 97502 MEDFORD OR 97504

After recording, return to:

Freddy Allen Herrmann
2627 Parkwood Village Ln 1122 SPRING STREET UNIT #205
Central Point, OR 97502 MEDFORD OR 97504

Until requested otherwise, send all tax statements to:

Freddy Allen Herrmann
2627 Parkwood Village Ln 1122 SPRING STREET UNIT #205
Central Point, OR 97502 MEDFORD OR 97504

BARGAIN AND SALE DEED

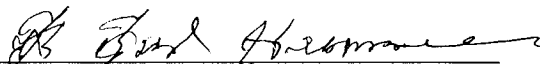
Fred Herrmann and Dixie L. Herrmann, Co-Trustees of the Fred and Dixie Herrmann Living Trust, UDOT February 16, 2017, Grantors, grant, bargain, sell and convey unto Freddy Allen Herrmann, Grantee, and to Grantee's heirs, successors and assigns, Grantor's interest in the real property located at 705 Wocus Street and Adjacent Lots in Klamath Falls, Oregon, and situated in Klamath County, State of Oregon, and described as follows, to wit:

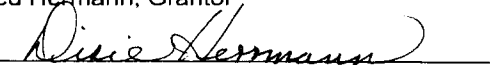
Lots 4, 5, 6, 7, 8, 9, 10 and 11 in Block 1 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

The true and actual consideration for this transfer is pursuant to the General Judgment of Dissolution of Marriage entered in Jackson County Circuit Court, case No. 23DR20435 and signed by the court on April 14, 2025.

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.

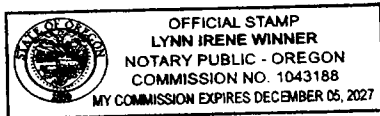
IN WITNESS WHEREOF, the grantor has executed this instrument on _____, 5/16²¹/2025.


Fred Herrmann, Grantor


Dixie L. Herrmann, Grantor

STATE OF OREGON)
County of JACKSON) ss. _____, ²¹~~18~~/2025.

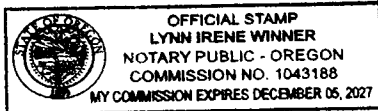
Personally appeared the abovenamed Fred Herrmann and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Lynn Irene Winner
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of JACKSON) ss. _____, ²¹~~18~~/2025.

Personally appeared the abovenamed Dixie L. Herrmann and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Lynn Irene Winner
NOTARY PUBLIC FOR OREGON