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STATE OF OREGON,

} ss.

Christine E. Fredrickson

P. O. Box 302

Crescent, Oregon 97733

Grantor's Name and Address

Lawrence P. Fredrickson

P. O. Box 302

Crescent, Oregon 97733

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Larry P. Fredrickson

P. O. Box 302

Crescent, Oregon 97733

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same As Above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/22/2002 10:50 a m.Vol M02, Pg 67724-25

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

C02-313

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lawrence P. Fredrickson and Christine E. Fredrickson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Lawrence P. Fredrickson, an individual
 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 Klamath County, State of Oregon, described as follows, to-wit:

Legal description * See exhibit A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Vesting Only. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on November 20, 2002; if grantor is a corporation, 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lawrence P. Fredrickson
Christine E. Fredrickson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 20, 2002
 by Lawrence P. Fredrickson and Christine E. Fredrickson

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



OFFICIAL SEAL
 BARBARA J. SULLIVAN
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 352325
 MY COMMISSION EXPIRES DEC. 2, 2005

Barbara J. Sullivan
 Notary Public for Oregon

My commission expires 12-2-2005

Exhibit "A"

67725

18077-A

DESCRIPTION SHEET

Larry Fredrickson
Major Partition 80-18
Parcel No. 1

A portion of Lot 1, Block 1, Pinney's Acres, located in the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4) of Section 36, Township Twenty-four (24) South, Range Eight (8) East, of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southwest corner of Lot 1, Block 1, Pinney's Acres; thence North $40^{\circ} 38' 35''$ East, 311.99 feet; thence 192.22 feet along the arc of a 485.00 foot radius curve, concave to the West (the long chord of which bears North $29^{\circ} 17' 22''$ East, 190.96 feet); thence North $17^{\circ} 56' 08''$ E, 197.81 feet to the North line of Lot 1, Block 1, Pinney's Acres; thence South $89^{\circ} 29' 00''$ East along said North line, 101.74 feet to the true point of beginning;

thence continuing South $89^{\circ} 20' 00''$ East, 185.00 feet to the Northeast corner of Lot 1, Block 1, Pinney's Acres;

thence South $00^{\circ} 39' 00''$ West along the East line of Lot 1, Block 1, Pinney's Acres, 335.04 feet to the northerly line of Pinney Street;

thence 96.04 feet along the arc of a 207.78 foot radius curve, concave to the Southeast (the long chord of which bears South $42^{\circ} 39' 51''$ West, 95.18 feet);

thence North $89^{\circ} 21' 15''$ West, 121.29 feet;

thence North $00^{\circ} 39' 00''$ East parallel with the East line of Lot 1, Block 1, Pinney's Acres, 405.82 feet to the true point of beginning.

Containing 1.66 acres more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeff Kern

OREGON
JULY 30, 1978
JEFF A. KERN
1081