

M05-64122

Klamath County, Oregon

09/13/2005 10:33:49 AM

Pages 1 Fee: \$21.00

% Aspell Della-Rose & Richard

Shelley J. Carlson

5124 Mazama Drive

Klamath Falls, OR 97603

Grantor's Name and Address

J. Ward Friedman

1815 Earle Street

Klamath Falls, OR 97601

Grantee's Name and Address

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

J. Ward Friedman

1815 Earle Street

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

J. Ward Friedman

1815 Earle Street

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS that Shelley J. Carlson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. Ward Friedman, 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:

All that portion of Lots 17 and 18, Block 27, Hot Springs, Klamath County, Oregon, standing in the name of LaVeena A. Newell Friedman and Perl L. Jensen.

(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 \$ -0-. Transfer is made for estate planning purposes. 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 this 12 day of July, 2005; 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.

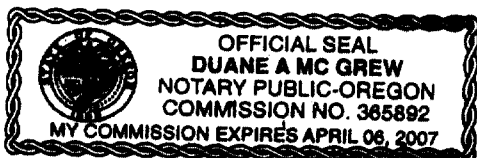
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Shelley Carlson
Shelley J. Carlson, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 12, 2005,
by Shelley J. Carlson

This instrument was acknowledged before me on _____, 2005,
by _____,
as _____,
of _____



Duane A. McGrew
Notary Public for Oregon
My commission expires 4/6/2007