

**M05-70941**

Klamath County, Oregon

12/13/2005 08:58:35 AM

Pages 4 Fee: \$36.00

RECORDING REQUESTED BY  
FREDERICK D. UHLMAN, JR.  
KAREN R. UHLMAN  
9408 REDWATER DRIVE  
ANTELOPE, CALIFORNIA 95843

AND WHEN RECORDED MAIL TO  
FREDERICK D. UHLMAN, JR.  
KAREN R. UHLMAN  
9408 REDWATER DRIVE  
ANTELOPE, CALIFORNIA 95843

APN: R140993 | Space above line for Recorder's Use  
NO TAX DUE.

SUNFOREST ESTATES  
BLOCK 7, LOT 1

MAP R-2310-036.CD-10100-000 QUITCLAIM DEED

Documentary transfer tax is NONE, In Trust, Reference Code #11930

Mail tax statements to: same address as above.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTORS  
FREDERICK D. UHLMAN hereby GRANTS TO FREDERICK D. UHLMAN, JR. and KAREN R.  
UHLMAN, trustees of THE UHLMAN FAMILY TRUST, that real property in the County of  
KLAMATH, State of Oregon, described in Exhibit "A" attached hereto and incorporated herein.

Dated: June 7, 2005

Fredrick D. Uhlman, Jr.  
FREDERICK D. UHLMAN, JR., also known as FREDERICK D. UHLMAN

Karen R. Uhlman  
KAREN R. UHLMAN

State of California )  
County of Sacramento )  
On June 7, 2005

before me, Jess Smith,

a notary public in and for the State of California, personally appeared FREDERICK D. UHLMAN, JR.  
and KAREN R. UHLMAN, personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to  
me that they executed the same in their authorized capacities, and that by their signatures on the  
instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jess Smith

(SEAL)

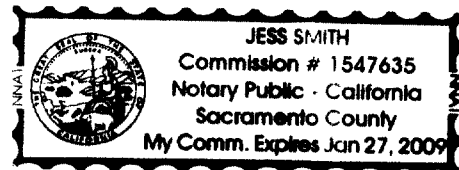


EXHIBIT A

Lot 1, Block 7 of SUN FOREST ESTATES, Tract 1060, as shown by Map on file in the office of the County Recorder.

CTed pd

1-1-74

90327

BARGAIN AND SALE DEED

Vol. 148 Page 18538



KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON,  
 a national banking association, Trustee, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
FREDERICK D. UHLMAN  
 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 anywise appertaining, situated in the County  
 of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 7 of SUN FOREST ESTATES, Tract  
 1060, as shown by Map on file in the office  
 of the County Recorder.

Free and clear of all liens and encumbrances  
 except restrictions and easements of record  
 and except any lien or encumbrance caused or  
 created by the Lot Vendee.

RECEIVED  
 MAR 22 2005

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,195.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of September, 1980;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

FIRST NATIONAL BANK OF OREGON, Trustee

James M. Wilson

Helen J. Bird

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
 County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Multnomah ) ss.  
September 15, 1980

Personally appeared James M. Wilson and Helen J. Bird

who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the

Assistant Cashier ~~secretary~~ of First

National Bank of Oregon

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

*[Signature]*

Notary Public for Oregon

My commission expires:

My Commission Expires Oct. 17, 1983

(OFFICIAL SEAL)

created by the Lot Vendee.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,195.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.0307)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of September, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

FIRST NATIONAL BANK OF OREGON, Trustee

James M. Wilson

Helen J. Bird

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

19 \_\_\_\_\_

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Before me:

Notary Public for Oregon

My commission expires:

My Commission Expires Oct. 17, 1983

(OFFICIAL SEAL)

FIRST NATIONAL BANK OF OREGON  
Trust Real Estate Department, T-9  
P.O. Box 3131, Portland, Oregon  
GRANTOR'S NAME AND ADDRESS 97208

FREDERICK D. UHLMAN  
5732 Lorella Way  
Sacramento, California 95842  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Frederick D. Uhman  
5732 Lorella Way  
Sacramento, California 95842  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Frederick D. Uhman  
5732 Lorella Way  
Sacramento, California 95842  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 26th day of September, 19 80, at 2:31 o'clock P.M. and recorded in book M80 on page 1853 or as file/reel number 90327, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Wm. D. Milne

Recording Officer  
By Berntha Deputy

INDEXED

Fee \$3.50