

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg
6500 SW Macadam Avenue, Suite 300
Portland, OR 97239-3565

M06-02142

Klamath County, Oregon
02/03/2006 08:30:15 AM
Pages 2 Fee: \$26.00

SEND TAX STATEMENTS TO:

Natalia Schneider
P.O. Box 1326
Ocean Shores, WA 98569

BARGAIN AND SALE DEED

NORMAN S. SCHNEIDER, an unmarried man, **GRANTOR**, for the consideration hereinafter stated, conveys unto NATALIA SCHNEIDER, a married woman as her sole and separate property, **GRANTEE**, the following real property situated in the County of Klamath, State of Oregon, described as follows:

APN R3711014C003900, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, Lot 17, Block 80, County of Klamath, State of Oregon. Subject to covenants, conditions, restrictions, reservations and zoning of record.

NORMAN S. SCHNEIDER is the owner of the described property in accordance with the Order of Dissolution from Olga Schneider entered in the Superior Court of California, County of Santa Clara, Case Number 1-99SLO85282 on June 17, 1999

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 27th day of January, 2006.



NORMAN S. SCHNEIDER

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2205 (BALLOT MEASURE 37 (2004)). 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

APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)).

STATE OF CALIFORNIA)
) ss.
County of Santa Clara)

On January 27, 2006, before me, CAROL V. SHEPPARD

personally appeared Norman S. Schneider,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carol V. Sheppard

