

M06-03341

Klamath County, Oregon

02/22/2006 12:01:16 PM

Pages 1 Fee: \$21.00

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

1st COG-85

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:

That portion of Lots seventeen (17), and Eighteen (18), Block Twenty-Seven (27), Hot Springs addition to the City of Klamath Falls, Oregon, beginning at a point Fifty (50) feet northeasterly along the northeasterly line of Earle Street, from the Southwestern corner of block twenty seven (27), thence in a northwesterly direction and parallel with Alameda a distance of one hundred (100) feet; thence in a northeasterly direction and parallel with earl street a distance of fifty (50) feet; thence in a southeasterly direction and parallel with Alameda a distance of one hundred (100) feet to an intersection with the northwesterly line of Earle Street; thence southwesterly along the northwesterly line of Earle, a distance of fifty (50) feet to the point of beginning. According to the duly recorder plat of said Addition on file and of Record in the Office of the County Clerk in and for Klamath County, State of Oregon.

(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 _____ day of _____, 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.

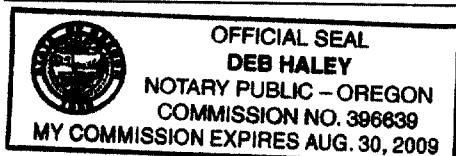
Shelley J Carlson

Shelley J. Carlson, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 13, 2006
by Shelley Jo Carlson

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



Deb Haley
Notary Public for Oregon
My commission expires 8/30/09