

**M06-04200**

Klamath County, Oregon

03/07/2006 03:33:27 PM

Pages 3 Fee: \$31.00



After recording return to:  
Mr. and Mrs. Scott Kellstrom  
660 Stanford  
Klamath Falls, OR. 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
As your records now show-no change.

File No.: 7021-750758 (MTA)  
Date: March 01, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY BARGAIN AND SALE DEED**

**TODD KELLSTROM**, Grantor, conveys to **SCOTT KELLSTROM and JENNY KELLSTROM, husband and wife**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$-0-To convey title only..** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER ORS 197.532. 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 AND 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 ORS 197.532.

Dated this 1st day of March, 2006.

APN: R801939

Bargain and Sale Deed  
- continued

File No.: 7021-750758 (MTA)  
Date: 03/01/2006

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 2 day of MARCH, 2006  
by **Todd Kellstrom**.

Elisa D. Olson



Notary Public for Oregon

My commission expires: ~~March 22, 2009~~ 6/25/09

**EXHIBIT A****LEGAL DESCRIPTION:**

Lot 12 Block 151 Buena Vista Addition to the City of Klamath Falls, Oregon. Along with a strip of land along the Southwesterly line of Lot 12, Block 151, Buena Vista Addition to Klamath Falls, Oregon, situated in the SW 1/4 NW 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 12; then South 22°51'00" West, along the Southwesterly extension of the Southeasterly line of said Lot 12, a distance of 26.18 feet to the Southwesterly bank of the Old Ankeny Ditch; thence along said Southwesterly bank: North 48°15'58" West, 116.34 feet, North 30°32'58" West, 70.08 feet; thence leaving said bank, North 82°41' East, along the Westerly extension of the Northerly line of Lot 12, a distance of 32.46 feet to the most Westerly corner of said Lot 12; thence South 40°26'30" East, 154.80 feet to the point of beginning, containing 5522 square feet, with bearings based on survey no. 2492 as recorded in the office of the Klamath County Surveyor.