

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Roger A. Stevens & Gwen E. Stevens

4750 Hwy 66

Klamath Falls, OR 97601

Grantor's Name and Address

Kenneth D. Pedersen & Susan Pedersen

1901 S. 6th Street

Klamath Falls, OR 97601

Grantee's Name and Address

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

Kenneth D. & Susan R. Pedersen

1901 S. 6th Street

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Kenneth D. & Susan R. Pedersen

1901 S. 6th Street

Klamath Falls, OR 97601

M06-06708

Klamath County, Oregon

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Pages 1 Fee: \$21.00

1st C06-166

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Roger A. Stevens and Gwen E. Stevens as tenants by the entirety

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Kenneth D. Pedersen and Susan R. Pedersen as tenants by the entirety,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:

Parcel 3 of Land Partition 45-96 situated in the SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Save and excepting therefrom that portion contained in Warranty Deed to State of Oregon, by and through it's Department of Transportation, recorded May 25, 2004 in Volume M04 page 33062, records of Klamath County, 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 \$Other Than Money However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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 on April 6, 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 6, 2005 by Roger A. Stevens and Gwen E. Stevens

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 10/16/06

21.5