

**M06-08457**

Klamath County, Oregon

05/01/2006 11:32:43 AM

Pages 2 Fee: \$26.00



After recording return to:  
Sehnem Family Trust  
283 Goldenwood Circle  
Simi Valley, CA 93065

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

Sehnem Family Trust  
283 Goldenwood Circle  
Simi Valley, CA 93065

File No.: 7021-745137 (DMC)

Date: April 13, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

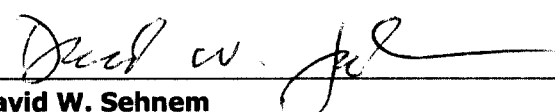
**David M. Sehnem and Yvette M. Sehnem**, Grantor, conveys to **David M. Sehnem and Yvette M. Sehnem, Trustees of the Sehnem Family Trust dated 7/21/2005**, Grantee, the following described real property:

**Lot 61 of Tract 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$226,900.00**. (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 ORS 197.352. 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 197.352.

Dated this 14 day of April, 2006.

  
**David W. Sehnem**

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APN: R890870

Bargain and Sale Deed  
- continued

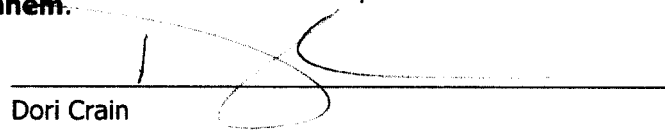
File No.: 7021-745137 (DMC)  
Date: 04/13/2006

  
**Yvette M. Sehnem**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 14 day of April, 2006  
by **David W. Sehnem and Yvette M. Sehnem.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009