

M06-12535

Klamath County, Oregon

06/20/2006 08:32:46 AM

Pages 1 Fee: \$21.00

Grantor's Name and Address:

Arthur J. And Ethel M. Sherman
2200 NE Highway 20, Spc. 67
Bend, Oregon 97701

Grantee's Name and Address:

Brian Fletcher and Wende Fletcher
61149 S Hwy. 97, #142
Bend, Oregon 97702

After recording, return to:

Arthur J. & Ethel M. Sherman
2200 NE Highway 20, Spc. 67
Bend, Oregon 97701

Until requested otherwise, send all tax

statements to: Arthur J. & Ethel M. Sherman
2200 NE Highway 20, Spc. 67, Bend, OR 97701

SPACE RESERVED FOR RECORDER'S USE

**BARGAIN AND SALE DEED
With Reservation of Life Estate**

KNOW ALL MEN BY THESE PRESENTS, that ARTHUR J. AND ETHEL M. SHERMAN hereinafter called Grantors, without consideration, hereinafter release and convey to:

BRIAN FLETCHER and WENDE FLETCHER, as Tenants in Common with Rights of Survivorship, all right, title and interest in and to the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Block 17 Lots 4, 5, and 6 in the town of Crescent State of Oregon.

SUBJECT to Life Estates retained by ARTHUR J. SHERMAN and ETHEL M. SHERMAN, Grantors to run consecutively. It being the intention of the Grantors that the ending of one Life Estate shall in no way affect the remaining Life Estate.

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.

"The true consideration for this conveyance is pursuant to Interfamily Transfer for Estate Planning Purposes."

DATED: 1/6/06

Arthur J. Sherman
ARTHUR J. SHERMAN

Ethel M. Sherman
ETHEL M. SHERMAN

STATE OF OREGON, County of _____) ss.

This instrument was acknowledge before me on the 6 day of January, 2006
By ARTHUR J. SHERMAN, ETHEL M. SHERMAN

Derek R. Hanna
Notary Public for Derek R. Hanna
My commission expires: 1/17/09

