

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



Lewis J. Frank  
2239 Parkway Dr.  
El Monte, CA 91732

Sherry Castaneda, Kimberly  
Goddard, Dwight Justin Goddard  
12347 Poinsettia, El Monte, CA  
91732

After recording, return to (Name, Address, Zip):  
Thomas C. Nicholson, P.C.  
552 Laurel St., P.O. Box 308  
Florence, OR 97439

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Kimberly Goddard  
12347 Poinsettia  
El Monte, CA 91732

**M06-12564**

Klamath County, Oregon

06/20/2006 09:43:08 AM

Pages 1 Fee: \$21.00

SPACE RESI  
FOR  
RECORDER

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that LEWIS J. FRANK, surviving spouse of  
Doris G. Frank

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHERRY  
CASTANEDA, KIMBERLY GODDARD, DWIGHT JUSTIN GODDARD, equally, as Tenants in  
Common  
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:

S½S½NW¼NE¼ of Section 25, Township 35 South, Range 11 E.W.M.

**SUBJECT TO AND EXCEPTING:**

- (1) Reservations and restrictions contained in deed from United States Dept. of Interior to Roland James Hicks dated May 1, 1959, recorded May 11, 1959, Vol. 312, Page 340, Deed Records of Klamath County, Oregon;
- (2) Reservations and Restrictions contained in deed from George A. Pondella, Jr. to Raymond Francis Ulm Howell and Sheree L. Howell, dated Dec. 2, 1968, recorded Dec. 12, 1968, Vol. M68, Page 10785, Deed Records of Klamath County, Oregon;
- (3) Reservations, restrictions, easements and right of way of record and those appert upon the land.

Map and Tax Lot R3511-02500-00400  
Account R287512

(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 gift. ① 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. ① (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 June 7, 2006; 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.

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, 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.

Lewis J. Frank  
Lewis J. Frank

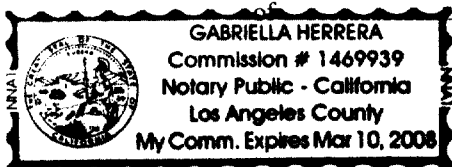
CALIFORNIA  
STATE OF OREGON, County of Los Angeles ss.

This instrument was acknowledged before me on June 7, 2006,  
by Lewis J. Frank

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_



Gabriella Herrera  
Notary Public for Oregon California  
My commission expires March 10, 2008