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



ROGER A. STEVENS

7609 BOOTH ROAD

KLAMATH FALLS, OR 97603

Grantor's Name and Address

KENNETH &amp; SUSAN PEDERSEN

1901 S. 6TH STREET

KLAMATH FALLS, OR 97601

Grantee's Name and Address

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

KENNETH &amp; SUSAN PEDERSEN

1901 S. 6TH STREET

KLAMATH FALLS, OR 97601

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

KENNETH &amp; SUSAN PEDERSEN

1901 S. 6TH STREET

KLAMATH FALLS, OR 97601

**M06-13109**

Klamath County, Oregon

06/27/2006 12:12:40 PM

Pages 1 Fee: \$21.00

1st 06-328

**BARGAIN AND SALE DEED**KNOW ALL BY THESE PRESENTS that ROGER A. STEVENShereinafter 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 ENTIRETYhereinafter 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:

PARCELS 1 AND 2 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,

MORE COMMONLY KNOWN AS TAX ACCOUNT NO. 3908-012D0-01003-000 AND  
TAX ACCOUNT NO. 3908-012D0-01004-000First American Title Ins. Co. has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

(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 \$ 8. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~XX~~ 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 \_\_\_\_\_; 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 6/27/06  
by Roger A. Stevens

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

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon

My commission expires Oct 14, 2006

21-F