



After recording return to:  
Ken Pedersen  
1901 South 6th Street  
Klamath Falls, OR 97601

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

Ken Pedersen  
1901 South 6th Street  
Klamath Falls, OR 97601

File No.: 7021-854820 (DMC)  
Date: July 07, 2006

**M06-14154**

Klamath County, Oregon

07/13/2006 03:35:18 PM

Pages 3 Fee: \$31.00

### STATUTORY BARGAIN AND SALE DEED


**Ken Pedersen and Keith McClung, not as tenants in common, but with rights of survivorship,** Grantor, conveys to **Ken Pedersen and Susan Pedersen as tenants by the entirety and Keith McClung and Beverly McClung as tenants by the entirety,** Grantee, the following described real property:

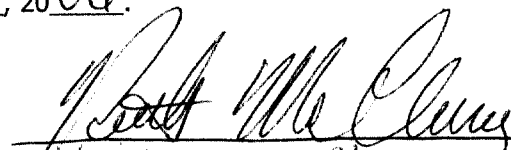
See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$1.00**. (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 11 day of July, 2006.

  
\_\_\_\_\_  
Ken Pedersen

  
\_\_\_\_\_  
Keith McClung

APN: 507339

Bargain and Sale Deed  
- continued

File No.: 7021-854820 (DMC)  
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STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of July, 2006  
by **Ken Pedersen and Keith McClung**.



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

APN: 507339

Bargain and Sale Deed  
- continued

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### **EXHIBIT A**

**LEGAL DESCRIPTION:**

A TRACT OF LAND IN THE SW 1/4 NW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 720 FEET EAST OF AN IRON PIN DRIVEN INTO THE GROUND AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THENCE NORTH 240 FEET; THENCE EAST 132 FEET; THENCE SOUTH 240 FEET; THENCE WEST 132 FEET TO THE PLACE OF BEGINNING.

SAVING AND EXCEPTING ANY PORTION LOCATED WITHIN SOUTH SIXTH STREET.