

AFTER RECORDING RETURN TO:
MICHAEL J. BIRD
612 NW 5TH STREET
GRANTS PASS OR 97526

M06-15281

Klamath County, Oregon

07/28/2006 03:39:49 PM

Pages 2 Fee: \$26.00

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:
Same as on Record

1st 06-365

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **LA VERN T. LAUGSAND**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **LA VERN T. LAUGSAND and NORMA FRAN LAUGSAND**, as trustees of **THE LAUGSAND FAMILY TRUST DATED JUNE 11, 1997**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SW 1/4 NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70 at Page 1756, Klamath County Deed Records; thence South 00 degrees 02' 15" East along the Easterly right of way line of Washburn Way a distance of 200.00 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00 degrees 02' 15" East along the Easterly right of way line of Washburn Way a distance of 125.00 feet to a 5/8 inch iron pin; thence South 89 degrees 30' 00" East parallel with the South line of said Fremont Glass & Millwork Co. Tract, a distance of 175.00 feet to a 5/8 iron pin; thence North 00 degrees 02' 15" West parallel with Washburn Way a distance of 125.00 feet to a 5/8 inch iron pin; thence North 89 degrees 30' 00" West a distance of 175.00 feet to the true point of beginning of this description.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of July, 2006.

By: 

LA VERN T. LAUGSAND, Grantor

1 - BARGAIN AND SALE DEED

HAMJB - DIRECTORY\CLIENTS - OPEN\Laugsand,Vern\2006 - STANDARD BARGAIN AND SALE DEED - Laugsand Family Trust to Laugsand Tax Lot R3909 Klamath.wpd

26-F

THIS PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN OR 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON) County of Josephine) ss.

On this 26th day of July, 2006, personally appeared, LA VERN T. LAUGSAND, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME.

Susan Wiltermood

Notary Public for Oregon: _____

My Commission Expires: 8-01-07

