

MT77483KR
AAA Property Management, Inc., an Oregon
dissolved corporation
3939 South Sixth Street, #174
Klamath Falls, OR 97603
Grantor's Name and Address
The D.E. Myers 199 Trust
3939 South Sixth Street, #174
Klamath Falls, OR 97603
Grantee's Name and Address

THIS SPA

2006-024915
Klamath County, Oregon



00011198200600249150020021

12/18/2006 11:30:18 AM

Fee: \$26.00

After recording return to:
The D.E. Myers 199 Trust
3939 South Sixth Street, #174
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
The D.E. Myers 199 Trust
3939 South Sixth Street, #174
Klamath Falls, OR 97603

Escrow No. MT77483-KR

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **AAA Property Management, Inc., an Oregon dissolved corporation**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Diane Elaine Stevenson, Trustee of the D. E. Myers 1999 Trust**, 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 anyway appertaining, situated in the County of **Klamath**, State of **Oregon**, described as follows, to wit:

See Attached Exhibit "A"

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.

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

****The intent of this deed is to ~~correct and~~ replace that Bargain and Sale Deed dated February 10, 2000 and recorded on February 16, 2000 in Volume No. M00, Page 4827.**

The true and actual consideration paid for this transfer is a portion of an estate plan.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 8th day of December, 2006; if a corporate grantor, 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.

AAA Property Management, Inc., an Oregon dissolved corporation

BY: Diane E. Stevenson
Diane E. Stevenson, President
Sole shareholder and stockholder

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 8, 2006 by Diane E. Stevenson, as President for AAA Property Management, Inc., an Oregon dissolved corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 9, Block 218, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVE AND EXCEPTING the West 76 feet thereof more particularly described as follows:

Beginning at the Northwestern corner of said Lot 9 and running thence South 3 1/2 feet to the Southwesterly corner of said Lot on the Northerly line of South Sixth Street in said City of Klamath Falls; thence Southeasterly along the Southerly line of said Lot 9, 76 feet; thence Northeasterly 49.2 feet, more or less, to a point in the North line of said Lot 9, 76 feet East of the place of beginning; thence West to the place of beginning.

SAVE AND EXCEPTING the following:

Beginning at the intersection of the existing right of way of the Klamath Falls-Lakeview Highway and the East line of the West 76 feet of Lot 9, Block 218, Mills Second Addition to the City of Klamath Falls, Oregon, said intersection being 76.03 feet Southeasterly from the intersection of said right of way line and the East line of Martin Street; thence North 15° 35' East along said East line of said property a distance of 9.34 feet to a point opposite and 40 feet from Station 65/05.04; thence parallel to the relocated center line of said Highway North 55° 50' 30" West a distance of 66.63 feet to the North line of said Lot 9; thence South 89° 23' 30" West along said North line a distance of 10.25 feet to the Northwestern corner of said Lot 9; thence South 0° 30' 30" East along the West line of said Lot 9 a distance of 3.50 feet to the said Northerly right of way line; thence South 55° 44' 45" East along said right of way line a distance of 76.03 feet to the point of beginning. TOGETHER WITH the right, privilege and easement to extend and maintain the slopes of cuts and/or fills for a distance of 10 feet measured at right angles to the highway centerline upon the adjoining and abutting property.

PARCEL 2

Lot 10 in Block 218, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 35 feet.