

**2007-001426**

**Klamath County, Oregon**



00013768200700014260020021

**After recording return to:**

Justin Throne  
Attorney at Law  
280 Main Street  
Klamath Falls, OR 97601

01/26/2007 03:07:21 PM

Fee: \$26.00

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

Frank and Susan Anderson  
825 Old Midland Road  
Klamath Falls, OR 97603

**COVER SHEET**

BARAIN AND SALE DEED dated January 25, 2007, wherein JOSEPH W. EMMERT and BETTY JANE EMMERT, are the Grantors and FRANK ANDERSON and SUSAN ANDERSON, Trustees of the FRANK ANDERSON AND SUSAN ANDERSON 2006 TRUST UAD July 18, 2006, are Grantees, grant, bargain, sell and convey real property in Klamath County, as described in said deed.

Consideration: True and actual consideration is \$60,000.00.

OK

## BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That JOSEPH W. EMMERT AND BETTY JANE EMMERT, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANK ANDERSON AND SUSAN ANDERSON, Trustees of FRANK ANDERSON AND SUSAN ANDERSON 2006 TRUST UAD July 18, 2006 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:

Parcel 1: South 1/2 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 Township 40 South, Range 9 East of the Willamette Meridian of Section 14, be

Parcel 2: Northeast 1/4 of the Northwest 1/4 of Section 14, Township 40 South, Range 9 East of the Willamette Meridian

SUBJECT TO: All restrictions, easements, assessments and rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60,000.00

However, the consideration consists of other property or value given or promised which is considered and included in the value of the property transferred.

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 25 day of January, 2007, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this January 25, 2007 by

Joseph W. Emmert and Betty Jane Emmert

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

, 19, by

, president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL

JAN L. CHROWL

NOTARY PUBLIC-OREGON

COMMISSION NO. 284137

MY COMMISSION EXPIRES AUG. 28, 2008

Jan L. Chrowl

Notary Public for Oregon

8-29-08

JOSEPH and Betty EMMERT  
14225 Spring Lake Road  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Frank and Sue Anderson  
825 Old Midland Road  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank and Sue Anderson  
825 Old Midland Road  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

SAME AS ABOVE.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE