

2007-002910

Klamath County, Oregon



00015543200700029100020020

02/21/2007 08:46:56 AM

Fee: \$26.00

After Recording Return to:
Linda K. Ebberson
601 Union Street, #2600
Seattle, Washington 98101-4000

Send Tax Statements to:
Noel C. Reuland
Box 910
Freeland, Washington 98249

BARGAIN AND SALE DEED

WINNIE LLC, a Washington limited liability company, Grantor, conveys to NOEL C. REULAND, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

LOTS 3 THRU 6 INCLUSIVE, BLOCK 23, OF THE RE-DIVISION OF BLOCK 23, INDUSTRIAL ADDITION IN THE CITY OF KLAMATH FALLS.

ALSO, BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF A VACATED ALLEY LYING BETWEEN LOTS 6 AND 7 OF BLOCK 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND THE NORTH LINE OF JAY STREET AS NOW LOCATED; THENCE EAST ALONG THE NORTH LINE OF JAY STREET 2 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO THE NORTHWEST CORNER OF LOT 6, SAID BLOCK AND ADDITION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WEST ALONG SAID NORTH LINE OF JAY STREET TO THE POINT OF THE BEGINNING.

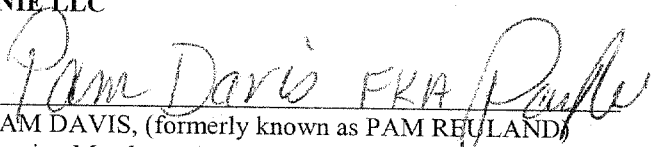
Tax Account Number: R418140 Map/Tax Lot: R-3809-033AB-07600-000
Street Address: 137 Jay Street, Klamath, Oregon

The true consideration for this conveyance is \$-0-. Transfer is pursuant to the terms of a property settlement agreement incident to a dissolution action in King County Superior Court, Cause No. 05-3-03132-1 SEA.

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.

Dated this 29 day of Jan, 2007.

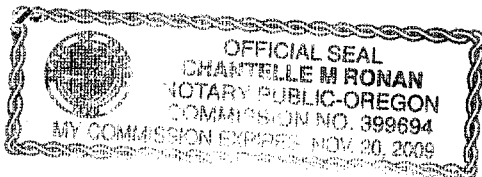
WINNIE LLC


By: PAM DAVIS, (formerly known as PAM REULAND)
Its: Owning Member

STATE OF Oregon)
COUNTY OF Deschutes)ss.
)

I certify that I know or have satisfactory evidence that Pam Davis is the person who appeared before me, and that person acknowledged signing this instrument, on oath stated their authority to execute the instrument and acknowledged it as the Owning Member of WINNIE LLC, on behalf of whom instrument was executed to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SUBSCRIBED and SWORN to before me this 29 day of January, 2007.



Chantelle M Ronan
(printed name): Chantelle M Ronan
NOTARY PUBLIC in and for the State of
Oregon, residing at Wells Fargo.
My Commission expires: 11-20-09