

MTCT8701-MS

THIS SPA

2007-004855

Klamath County, Oregon



00017887200700048550010018

03/20/2007 03:03:35 PM

Fee: \$21.00

Kent Pederson

1143 Pine Street

Klamath Falls, OR 97601

Grantor's Name and Address

D & P Properties

1143 Pine Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

D & P Properties

1143 Pine Street

Klamath Falls, OR 97601

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

D & P Properties

1143 Pine Street

Klamath Falls, OR 97601

Escrow No.

BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Kent L. Pederson, also known as Kent Pederson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto D & P Properties, 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:

The Easterly 60 feet of Lot 39 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

The Easterly 1/2 of Lot 4 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1.00**.

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.

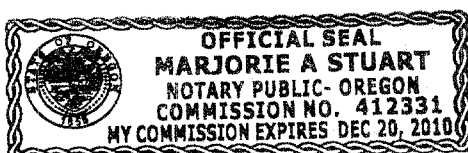
In Witness Whereof, the grantor has executed this instrument this 19th day of March, 2007; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

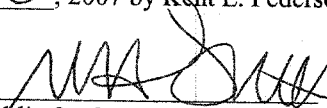
  
Kent L. Pederson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3/20, 2007 by Kent L. Pederson.



  
(Notary Public for Oregon)

My commission expires 12/20/10