

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

2007-007549

Klamath County, Oregon



00021013200700075490020020

04/27/2007 08:46:29 AM

Fee: \$26.00

SEND TAX STATEMENTS TO:

Clark D. Pederson, Trustee  
Rita J. Pederson, Trustee  
235 Ridgecrest Drive  
Klamath Falls OR 97601

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## BARGAIN AND SALE DEED

Clark D. Pederson and Rita J. Pederson, husband and wife, Grantors, convey unto Clark D. Pederson and Rita J. Pederson, as Trustees of the Clark and Rita Pederson Family Trust, uda April 25, 2007, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Lots 28 and 29 of Block 2 of Nob Hill Subdivision located in Klamath Falls, Klamath County, Oregon; excepting a portion of Lot 28 more particularly described as follows: Beginning at a ½" iron pin at the Westerly right-of-way of Mountain View Blvd., marking the property corner of Lots 28 and 29; thence, South 25° 33' 01" West, 58.90' along said right-of-way to a 5/8" iron pin marking a point of curve; thence, along said right-of-way on a curve to the right having a  $\Delta = 02^\circ 58' 15"$   $C = 16.10'$  to a ½" iron pin marking the property corner of Lots 27 and 28; thence leaving said right-of-way North 57° 34' 29" West, 101.31' to a ½" iron pin marking a property corner of Lots 21, 27, and 28; thence, North 57° 34' 29" West, 9.29' to a point; thence, North 40° 28' 39" East, 63.92' to a point on the property line common to Lots 28 and 29; thence, South 64° 26' 59" East, 93.34' along the property line common to Lots 28 and 29 to the point of beginning.

Klamath County Tax Lot No. R-3809-020DA-03600-000  
and Property ID No. R171156

More commonly referred to as 235 Ridgecrest Drive  
Klamath Falls OR 97601

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

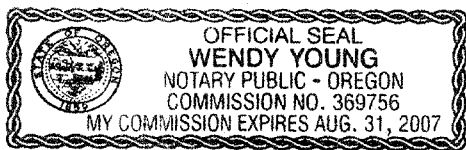
Dated this 25 day of April, 2007.

Clark Pederson  
Clark D. Pederson

Rita J. Pederson  
Rita J. Pederson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 25, 2007 by Clark D. Pederson and Rita J. Pederson.



Wendy Young  
Notary Public for Oregon

My Commission Expires: 8.31.2007