

After Recording Return to:

DAVID MC NIVEN

79 HIGH ST

KLAMATH FALLS, OR

97601

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

2007-010731

Klamath County, Oregon



00024729200700107310010011

06/14/2007 11:25:15 AM

Fee: \$21.00

ATE: 6796

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHERINE A. PLAISTED, TRUSTEE UNDER THE TERMS OF THE KATHERINE ARLEEN PLAISTED REVOCABLE LIVING TRUST, U/D/A MAY 15, 1997, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID MC NIVEN, 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:

All of Lot 8, and all of Lot 7, LESS the East 40 feet of the South 34 feet of said Lot 7, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for sewer line over and across the East 40 feet of the South 34 feet to said Lot 7, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

This document is being recorded as an
accommodation only. No information
contained herein has been verified.
Aspen Title & Escrow, Inc.

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 \$130,000.00. FULFILLMENT

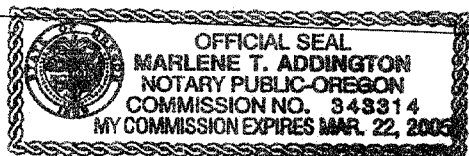
DEED

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.

In Witness Whereof, the grantor has executed this instrument March 7, 2003; 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.

THE KATHERINE ARLEEN PLAISTED
REVOCABLE LIVING TRUST U/D/A MAY 15, 1997

By: Katherine A. Plaisted, Trustee
KATHERINE A. PLAISTED, TRUSTEE



STATE OF OREGON,

County of

) ss.

The foregoing instrument was acknowledged before me this
, by

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 7th day
of March, 2003, by Katherine A. Plaisted, as Trustee of The
Katherine Arleen Plaisted Revocable Living Trust U/D/A May 15,
1997.

Marlene T. Addington
Notary Public for Oregon

My commission expires: March 22, 2005

(SEAL)

(If executed by a corporation,
affix corporate seal)

BARGAIN AND SALE DEED
THE KATHERINE ARLEEN PLAISTED REVOCABLE
LIVING TRUST, as grantor
and
DAVID MC NIVEN, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056665