

2007-015655

Klamath County, Oregon

After Recording Return to:

KRAIG B. WEIDER and  
LINDA L. WEIDER

519 main st

Klamath Falls, Or. 97601

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

SAME AS ABOVE



00030687200700156550010014

09/05/2007 11:38:03 AM

Fee: \$21.00

## BARGAIN AND SALE DEED

ATE: 65093MS

KNOW ALL MEN BY THESE PRESENTS, That KRAIG B. WEIDER and LINDA L. WEIDER, TRUSTEES OF THE KRAIG B WEIDER TRUST, UDA SEPTEMBER 1, 1997 AND THEIR SUCCESSORS IN TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KRAIG B. WEIDER and LINDA L. WEIDER, HUSBAND AND WIFE, 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:

Beginning at the Southeasterly corner of Lot 6, Block 49, FIRST ADDITION TO KLAMATH FALLS, OREGON; thence Northwesterly and parallel with 3rd Street 110 feet, more or less, to alley; thence Southwesterly and parallel with High Street, 52.8 feet to 3rd Street; thence Southeasterly and at right angles to High Street 110 feet, more or less, to the Southwesterly corner of Lot 6 of said Block 49; thence Northeasterly at right angles to Fourth Street and along High Street 52.8 feet to the place of beginning; the whole of said premises as described being all of Lot 6 of said Block 49 and a portion of Lot 5 of Block 7, EWAUNA HEIGHTS ADDITION TO KLAMATH FALLS, OREGON, and being that portion of said lot lying Westerly of the line between Lots 6 and 7, Block 49, FIRST ADDITION extending on through Lot 5, Block 7, EWAUNA HEIGHTS ADDITION, to the alley.

CODE 001 MAP 3809-032AC TL 10000 KEY #476522

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 \$TO CONVEY TITLE.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument August 31, 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.

KRAIG B. WEIDER TRUST UDA SEPTEMBER 1,  
1997KRAIG B. WEIDER TRUST UDA SEPTEMBER 1,  
1997

BY: KRAIG B. WEIDER, TRUSTEE

LINDA L. WEIDER, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 31 day of August, 2007, by KRAIG B. WEIDER and LINDA L. WEIDER, TRUSTEES OF THE KRAIG B. WEIDER TRUST UDA SEPTEMBER 1, 1997,

Notary Public for Oregon

My commission expires: Nov 8, 2009

(SEAL)

(If executed by a corporation,  
affix corporate seal)

## BARGAIN AND SALE DEED

KRAIG B. WEIDER and LINDA L. WEIDER, TRUSTEES  
OF THE KRAIG B. WEIDER TRUST UDA SEPTEMBER 1,  
1997, as grantor  
and

KRAIG B. WEIDER and LINDA L. WEIDER, as grantee

This document is recorded at the request of:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065093