

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC 13910-9070  
Fred G. Graeber & Tami Graeber  
711 North Eldorado Avenue  
Klamath Falls, OR 97601  
 Grantor's Name and Address

The Frederick Graeber & Tamara Graeber  
Joint Living Trust

711 North Eldorado Avenue, K. Falls, OR 97601  
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

The Frederick Graeber & Tamara Graeber  
Joint Living Trust

711 North Eldorado Avenue  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

The Frederick Graeber & Tamara Graeber  
Joint Living Trust

711 North Eldorado Avenue

Klamath Falls, OR 97601

2007-017798

Klamath County, Oregon



00033254200700177980020024

10/15/2007 11:27:27 AM

Fee: \$26.00

SPACE RESER  
 FOR  
 RECORDER'S

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Frederick G. Graeber aka Fred G. Graeber aka Fred Graeber and Tamara Graeber aka Tami Graeber aka Tami R. Graeber, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frederick Graeber & Tamara Graeber as Trustees of The Frederick Graeber and Tamara Graeber Joint Living Trust, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED THAT IS MADE A PART HEREOF BY THIS REFERENCE

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. <sup>②</sup> (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on October 12, 2007; if grantor is a corporation, 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.

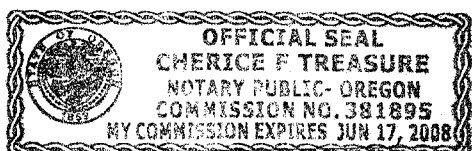
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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.

Tamara R Graeber

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 12, 2007, by Frederick G. Graeber and Tamara Graeber

This instrument was acknowledged before me on 10/12/2007, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



Cherice F. Treasure  
 Notary Public for Oregon  
 My commission expires 6/17/2008

26MT

## **EXHIBIT "A"**

### **PARCEL 1:**

Lots 12 and 13 in Block 38 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### **PARCEL 2:** as to an undivided ½ interest

The Westerly one-half of the following described property:

Lot 7 in Block 36 of Original Town of Linkville, SAVING AND EXCEPTING that portion of Lot 7 conveyed by L.F. Willits and Laura A. Willits to Charles E. Worden by deed dated October 10, 1905, recorded October 10, 1905 in Volume 18 page 499, Deed Records of Klamath County, Oregon, and that portion of said Lot 7 deeded by L.F. Willits and Laura A. Willits to Odd Fellows Hall Association by Deed dated May 14, 1910 and recorded May 14, 1910 in Volume 29 page 183, Deed Records of Klamath County, Oregon, ALSO SAVING AND EXCEPTING the Southeasterly 8 feet of said Lot 7 for alleyway.

### **PARCEL 3:** as to an undivided ½ interest

Parcel 2 of Land Partition 41-02, Replat of Lot 6 in Block 3 of TRACT 1152 – NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### **PARCEL 4:** as to an undivided ½ interest

Lots 48 & 49, and the Northerly 768.90 feet of Lots 58,59, 60 & 61, in vacated Midland Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### **PARCEL 5:** as to an undivided ½ interest

Lots 8 and 9, Block 26 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### **PARCEL 6:** as to an undivided ½ interest

Lots 10, 11 and 12, Block 26 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.