

2007-018549

Klamath County, Oregon



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10/30/2007 08:17:56 AM

Fee: \$21.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: James C. Pinniger and Jean E. Pinniger, Tee 4369 Selma Klamath Falls, OR 97603
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-BARGAIN AND SALE DEED-

James C. Pinniger and Jean E. Pinniger, husband and wife, Grantor, conveys to James C. Pinniger and Jean E. Pinniger, Trustees of the 2007 Pinniger Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land in the N $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of Lot 27 in Elmwood Park; thence South 89 degrees, 46' East along the South line of Center Street, 227.5 feet to a point; thence South 0 degrees 06' West 287.2 feet to a point; thence North 89 degrees 46' West 227.5 feet to a point on the East line of Lot 24 of Elmwood Park; thence North along the East line of Lots 24, 25, 26 and 27 to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:


Beginning at the Northeast corner of Lot 27 in Elmwood Park; thence South 89 degrees 46' East along the South line of Center Street, 227.5 feet to the point of beginning; thence South 0 degrees 06' West 287.2 feet to a point; thence North 89 degrees 46' West 30 feet to a point; thence North 151.2 feet parallel to the East boundary line thereof; thence North 89 degrees 46' West 30 feet to a point; thence North 136 feet to the South line of Center Street; thence South 89 degrees 46' East to the point of beginning.

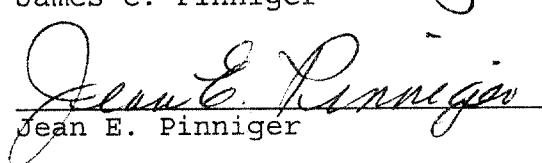
ALSO EXCEPTING THEREFROM any portion lying within the boundaries of Selma Avenue. ALSO SUBJECT TO an easement for roadway purposes over and across the Westerly 30 feet of the above described property.

The true and actual consideration for this transfer is Estate Planning.

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

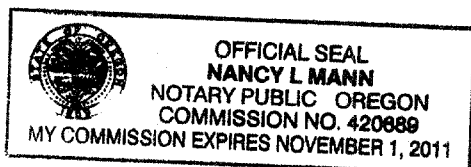
DATED this 29 day of October 2007

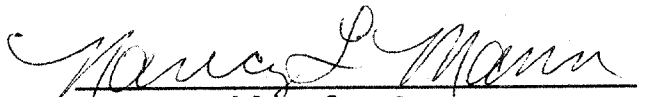

James C. Pinniger


Jean E. Pinniger

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 29 day of October, 2007 the above-named James C. Pinniger and Jean E. Pinniger, husband and wife and acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Oregon
My Commission expires: 11-1-11