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



Gretchen M. Knutson
5830 Havencrest Dr.
Klamath Falls, Or 97603

Grantor's Name and Address

William C. Fridinger
1692 Cove Point Rd.
Klamath Falls, Or 97601

Grantee's Name and Address

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

William C. Fridinger
1692 Cove Point Rd.
Klamath Falls, Or 97601

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

William C. Fridinger
1692 Cove Point Rd.
Klamath Falls, Or 97601

2008-016452

Klamath County, Oregon



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SPACE RI
FOR
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12/12/2008 02:03:14 PM

Fee: \$21.00

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BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gretchen M. Knutson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William C. Fridinger

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:

1/2 undivided interest of the following described real property:

Lots 1 and 2, Block 1, Replat No. 1 of a portion of Sunnyside 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 that portion of vacated 5th Avenue adjacent to lot 1, adjoining that insured thereto by Ordinance No. 6594, recorded July 6, 1990 in Book M-90 at Page 13366.

(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. ^① 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. ^① (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 Dec 12, 2008; 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Gretchen Knutson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 12, 2008
by Gretchen Knutson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Crystal Knoke
Notary Public for Oregon

My commission expires 1-21-2011