

2009-001189

Klamath County, Oregon

After Recording Return to:

GILBERT J. CARPENTER
STEPHANIE K. CARPENTER
658 Front St
Klamath Falls, OR 97601

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



02/02/2009 11:54:57 AM

Fee: \$26.00

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

ATE AR # 7206

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That GILBERT J. CARPENTER and STEPHANIE K. CARPENTER, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GILBERT JAMES CARPENTER AND STEPHANIE KEEGAN CARPENTER, TRUSTEES OF THE GILBERT JAMES CARPENTER AND STEPHANIE KEEGAN CARPENTER REVOCABLE 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 anywise appertaining, situated in the County of KLAMATH COUNTY, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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 \$-0-.
(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 SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument January 29, 2009; 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.

GILBERT J. CARPENTER

STEPHANIE K. CARPENTER

STATE OF OREGON,

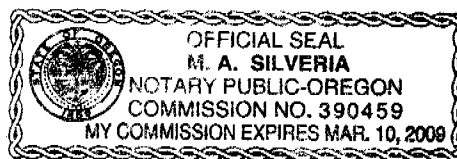
) ss.

County of Klamath

The foregoing instrument was acknowledged before me this 29 day of January, 2009, by Gilbert J. Carpenter and Stephanie K. Carpenter.

Notary Public for Oregon

My commission expires 3/10/09



BARGAIN AND SALE DEED
GILBERT J. CARPENTER AND STEPHANIE K. CARPENTER, as grantor
and
GILBERT JAMES CARPENTER and STEPHANIE KEEGAN CARPENTER, TRUSTEES as grantee

This document is recorded at the request of:

ATE

Exhibit A

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42, of said Buena Vista Addition, if projected across Front Street and Easterly 80.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 149.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 45.00 feet of the above described property.