

MT85590-KR

Klamath Audobon Society Auburn Trust

PO Box 1974

Klamath Falls, OR 97601

Grantor's Name and Address

Jerald P. Flynn, Jr.

1984 Auburn Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Jerald P. Flynn, Jr.

1984 Auburn Street

Klamath Falls, OR 97601

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

Jerald P. Flynn, Jr.

1984 Auburn Street

Klamath Falls, OR 97601

Escrow No. MT85590-KR

BSD-EM

2009-010681

Klamath County, Oregon

THIS SPACE RES



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08/07/2009 03:16:59 PM

Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That J. Batzer, as Trustee of the Klamath Audobon Society Auburn Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jerald P. Flynn, Jr. and Traci L. Baumgardner, as tenants by the entirety, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

LEGAL DESCRIPTION

Beginning at the most Northerly corner of Lot 1 in Block 41 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, which point is at the intersection of Auburn Street and Pacific Terrace; thence in a Westerly direction 50 feet along the Southerly line of Auburn Street; thence Southeasterly at right angles to Auburn Street, 100 feet; thence Northeasterly parallel with Auburn Street, 50 feet; thence Northwesterly at right angles to Auburn Street, 100 feet to the place of beginning. Being parts of Lots 1 and 2 in Block 41 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.

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.

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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 \$94,350.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 4th day of AUGUST, 2009; if a corporate grantor, 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.

Klamath Audobon Society Auburn Trust

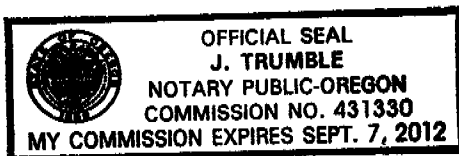
BY: [Signature]

J. Batzer, as Trustee and not personally

State of Oregon

County of ~~KLAMATH~~ JACKSON

This instrument was acknowledged before me on Aug 4th, 2009 by J. Batzer, as Trustee of the Klamath Audobon Society Auburn Trust.



[Signature]
(Notary Public for Oregon)

My commission expires 9-7-2012