

2010-005327

Klamath County, Oregon



00083615201000053270020020

05/06/2010 08:32:04 AM

Fee: \$42.00

After recording return to:

Dean T. Sandow
Farleigh Wada Witt
121 SW Morrison Street, Suite 600
Portland, OR 97204

Until a change is requested,
all tax statements shall be sent to:

David and Candice Ohlsen
18485 SW Horse Tale Drive
Beaverton, OR 97007

BARGAIN AND SALE DEED

DAVID A. OHLSEN and CANDICE J. OHLSEN, Grantors, convey to DAVID A. OHLSEN, Trustee, or successors in trust, under the DAVID A. OHLSEN TRUST AGREEMENT dated April 29, 2010, and any amendments thereto and CANDICE J. OHLSEN, Trustee, or successors in trust, under the CANDICE J. OHLSEN TRUST AGREEMENT dated April 29, 2010, and any amendments thereto, as equal tenants in common, Grantees, all right, title, and interest in the real property described as follows:

Parcel One: All that part of Lot 3, Section 18, Township 38 S., Range 9 E.W.M. described as follow: Beginning at the quarter section corner above mentioned; thence South along the section lien 173.62 feet, more or less, to intersect with a line parallel with the center line of the railroad and distant 100 feet at right angles therefrom; then Southeasterly and parallel with said center line 203.05 feet; thence North 245.47 feet, more or less, to the center line running through Section 18 aforesaid; then West along said line 190 feet to the place of beginning, being located in Klamath County, Oregon.

Parcel Two: Lots 19 and 20, Block 9, HILLSIDE ADDITION to the City of Klamath Falls, Oregon.

Tax Account No.: R-3809-01800-01200-000 Property ID No. R430983

The true consideration for this conveyance is other than monetary consideration.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED April 29, 2010

DAVID A. OHLSSEN
DAVID A. OHLSSEN

CANDICE J. OHLSSEN
CANDICE J. OHLSSEN

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on April 29, 2010, by DAVID A. OHLSSEN and CANDICE J. OHLSSEN.

RUTH A. ZURCHER
Notary Public for Oregon

