

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

2010-014315  
Klamath County, Oregon



12/17/2010 03:35:15 PM

Fee: \$42.00

Instrument / microfilm / reception

Tim Meidinger  
312 S. Rogers  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Timothy J. Meidinger & Pamela S. Meidinger  
312 S. Rogers  
Klamath Falls, OR 97601  
Grantee's Name and Address

SPACE RES  
FOR  
RECORDER

After recording, return to (Name, Address, Zip):  
Timothy J. Meidinger & Pamela S. Meidinger  
312 S. Rogers  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Timothy J. Meidinger & Pamela S. Meidinger  
312 S. Rogers  
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that  
**TIM MEIDINGER**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
**TIMOTHY J. MEIDINGER and PAMELA S. MEIDINGER, 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 any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

See EXHIBIT "A" for legal description attached which is made a part hereof by this reference.

(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** ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration.~~ (The sentence between the symbols @, 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 **December 16, 2010**; 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, 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.

*Tim Meidinger*  
TIM MEIDINGER

STATE OF OREGON, County of **Klamath** ss.

This instrument was acknowledged before me on **December 16, 2010**,  
by **TIM MEIDINGER**

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_.



*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires **11/16/2011**

42PwB

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of the following described property which lies North of a line running East and West parallel to the North and South lines of Lot 2 (SW1/4 SW1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, said line being midway between said North and South lines.

Beginning at the Northwest corner of Lot 2 (SW1/4 SW1/4) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of LAKESIDE ADDITION to the City of Klamath Falls; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning.

SAVING AND EXCEPTING all that portion of Lot 13 of Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon.