

1st courtesy

2011-001159

Klamath County, Oregon



THIS SPACE



01/31/2011 03:43:22 PM

Fee: \$47.00

After recording return to:
Kraig B Weider and Linda L Weider
Trustees
519 Main Street
Klamath Falls, OR 97601

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

File No.: (AL)

Date: January 28, 2011

STATUTORY BARGAIN AND SALE DEED

Kraig B Weider and Linda L Weider, Grantor, conveys to **Kraig B Weider and Linda L Weider Trustees of the Kraig B Weider Trust, uda September 1, 1997 as to a undivided 1/2 interest and Linda L Weider and Kraig B Weider Trustees of the Linda L Weider Trust, uda Septemeber 1, 1997 as to an undivided 1/2 interest**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See attached legal description as Exhibit "A"

The true consideration for this conveyance is **\$to convey to trust.** (Here comply with requirements of ORS 93.030)

First American Title Ins. Co. has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

APN:

Bargain and Sale Deed
- continued

File No.: **Adrien (ALF)**
Date: **01/28/2011**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

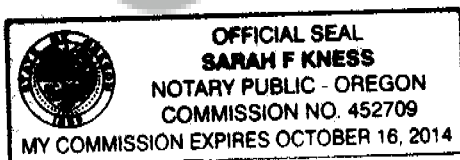
Dated this 28th day of January, 20 11

Kraig B. Weider
Kraig B Weider


Linda L. Weider

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of January, 2011
by **Kraig B Weider and Linda L Weider**.



Notary Public for Oregon
My commission expires: 10/14/2014

Exhibit "A"

Parcel 1:

Beginning at the Southeasterly corner of Lot 3, Block 16, Original Town of Linkville, now Klamath Falls, Oregon, in the County of Klamath, State of Oregon; thence Northerly along the Easterly boundary of said Lot 3, 100 feet; thence Westerly and parallel with Main Street, 26 feet; thence Southerly and parallel with 5th Street 100 feet to Main Street; thence Easterly 28 feet to the point of beginning, being a strip of land 28 feet by 100 feet off the Easterly side of Lot 3, Block 16, having a frontage on Main Street of 28 feet and running back to the 15 foot alley in the rear.

R-3809-032AB-12900-000

Parcel 2:

Beginning at the Southeasterly corner of Lot 6, Block 49, First Addition to Klamath Falls, Oregon; thence Northwesterly and parallel with 3rd Street 110 feet, more or less to alley; thence Southwesterly and parallel with High Street, 52.8 feet to 3rd Street; thence Southeasterly and at right angles to High Street 110 feet, more or less, to the Southwesterly corner of Lot 6 of said Block 49; thence Northeasterly at right angles to Fourth Street and along High Street 52.8 feet to the place of beginning; the whole of said premises as described being all of Lot 6 of said Block 49 and a portion of Lot 5 of Block 7, Ewauna Heights Addition to Klamath Falls, Oregon, and being that portion of said lot lying Westerly of the line between Lots 6 and 7, Block 49, First Addition extending on through Lot 5, Block 7, Ewauna Heights Addition to the alley.

R-3809-032AAC-10000-000

Parcel 3:

Lot 7, Block 7, Hillside Addition to the City of Klamath Falls, according to the official plat there on file in the office of the Clerk of Klamath County, Oregon.

R-3809-028BB-00800-000

Parcel 4:

Lots 5 and 6, Block 25, Second 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.

R-3809-029AC-04100-000

Parcel 5:

Parcel 1 of Land Partition 380-04 being a re-plate of Parcels 1, 2 and 3 of Land Partition 1-01 situated in the NE $\frac{1}{4}$ of Section 13, T38S, R8E W.M. Klamath County, Oregon

R-3808-01300-00100-000

Parcel 6:

Parcels 2 of Land Partition 28-00, Replat or a portion of Parcel 1 of Minor Land Partition 20-89 in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian and the NE $\frac{1}{4}$ of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

R-3808-01300-00104-000