

BE

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



Paul J. Newman, LLC
18543 Devonshire St. 133
Northridge, Ca 91324
Grantor's Name and Address
William + Robin Foulon
as husband & wife

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

10857 Hwy 140 E
Klamath Falls,
OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

10857 Hwy 140 E
Klamath Falls,
OR 97603

2011-005790

Klamath County, Oregon



00101606201100057900020029

SPACE RES
FOR
RECORDER

05/10/2011 03:28:59 PM

Fee: \$42.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Paul J. Newman, LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William + Robin Foulon Husband + wife 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 _____ County, State of Oregon, described as follows, to-wit:

see attached exhibit "A"

(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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ 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 May 10, 2011; 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.

By William S Foulon

By Robin Foulon

Paul J. Newman LLC

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

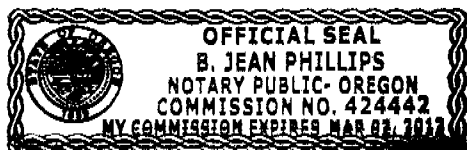
by Williams Foulon and Robin Foulonas managing membersof Paul J. Newman, LLCNotary Public for Oregon
My commission expires 3-2-12

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The South half of Lot 5 and all of Lots 6 and 7 in Block 4, WILLIAMS 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.

ALSO the North half of Lot 5 in Block 4, WILLIAMS 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.

PARCEL 2

A portion of Lot 4, Block 4, WILLIAMS ADDITION to The City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Lot 4, Block 4, of said Williams Addition, said point being North 88° 45' 51" West, 36.00 feet from the Southeast corner of Lot 4; thence North 88° 45' 51" West 42.70 feet along said South line of Lot 4; thence North 01° 36' 00" East 3.65 feet; thence South 88° 45' 51" East 42.70 feet along a line parallel with and 3.65 feet Northerly of the South line of said Lot 4; thence South 01° 36' 00" West 3.65 feet along a line parallel with and 36 feet Westerly of the East line of Lot 4 to the point of beginning.

PARCEL 3

A portion of Lots 2, 3 and 4 in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 2, Block 4, of said WILLIAMS ADDITIONS, said point being South 01° 36' 00" West, 10.00 feet from the Northeast corner of Lot 2; thence North 88° 44' 52" West, 36.00 feet along a line parallel with and 10 feet Southerly of the North line of said Lot 2; thence South 01° 36' 00" West 109.68 feet along a line parallel with and 36 feet Westerly of the East line of said Block 4, to a point on the South line of Lot 4; thence South 88° 45' 51" East 36.00 feet along said South line to the Southeast corner of Lot 4; thence North 01° 36' 00" East 109.67 feet along the East line of said Block 4 to the point of beginning.