

1st 1744973

2011-009171

Klamath County, Oregon



After recording return to:  
Kenneth and Susan Pedersen  
1901 South Sixth 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.: 7021-1744973 (ALF)  
Date: August 08, 2011

THIS SPACE



08/09/2011 03:01:48 PM

Fee: \$47.00

### STATUTORY BARGAIN AND SALE DEED

**Kenneth D Pedersen and Susan R Pedersen**, Grantor, conveys to **Kenneth Dean Pedersen and Susan Renea Pedersen**, as co-Trustees of **K&S Pedersen Living Trust**, Grantee, the following described real property:

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

**Parcel 1:**

**Parcels 1 and 2 of Land Partition 45-96 situated in the SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**Parcel 2:**

**Parcel 3 of Land Partition 45-96 situated in the SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**Save and excepting therefrom that portion contained in Warranty Deed to State of Oregon, by and through it's Departement of Transportation, recorded May 25, 2004 in Volume M04 page 33062, records of Klamath County, Oregon.**

**Parcel 3:**

Consideration is \$.

APN:

Bargain and Sale Deed  
- continued

File No.: **7021-1744973 (ALF)**  
Date: **08/08/2011**

**Lots 11 and 12 and 13, in Block 1, Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat there on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 4:**

**Lots 42, 43, 44, 45 and 46, Block 2, Industrial Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.  
Code 1 Map 3809-33CA TL 5000  
Code 1 Map 3809-33CA TL 4900  
Code 1 Map 3809-33CA TL 4800**

**Parcel 5:**

**Lots 47, 48, 49 and 50, Block 2, Industrial Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.  
Code 1 Map 3809-3CD TL 500**

**Parcel 6:**

**Lot 23 of Tract 1309 - Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 7:**

**Lots 1, 2, 3, 4 and 5 in Block 2 of Industrial Addition, Excepting therefrom that portion deeded to the State of Oregon for widening of South 6th Street, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

APN:


Bargain and Sale Deed  
- continued

File No.: **7021-1744973 (ALF)**  
Date: **08/08/2011**

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 8 day of August, 2011.

  
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**Kenneth D Pedersen**

  
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**Susan R Pedersen**

STATE OF Oregon                     )  
  )ss.  
County of Klamath                     )

This instrument was acknowledged before me on this 8 day of August, 2011  
by **Kenneth D Pedersen and Susan R Pedersen**

  
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Notary Public for Oregon  
My commission expires: 9-23-11

