

1st 1744973

2011-009172

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 FOR



00105807201100091720030031

08/09/2011 03:02:21 PM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Kenneth D Pedersen and Susan R Pedersen, as tenants by the entirety, husband and wife, as to their undivided one-half interest, 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:

Lots 14, 15, 16 and 17, Block 1, Industrial 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.

Parcel 2:

Lots 18 and 19, Block 1, Industrial 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.

Parcel 3:

A tract of land in the SW 1/4 NW 1/4 of Section 1, Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Consideration is \$

f

APN:

Bargain and Sale Deed
- continued

File No.: **7021-1744973 (ALF)**
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Beginning at a point 720 feet east of an iron pin driven into the ground at the southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence north 240 feet; thence east 132 feet to the place of beginning.

Saving and excepting any portion located within South Sixth Street.

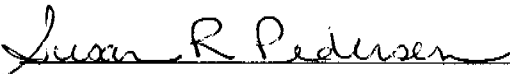
The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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.



Kenneth D Pedersen



Susan R Pedersen

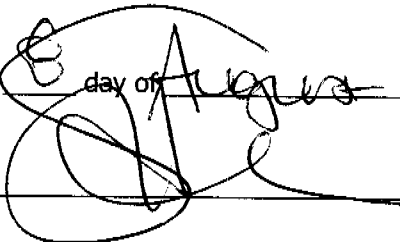
APN:

Bargain and Sale Deed
- continued

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Date: **08/08/2011**

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this
by **Kenneth D Pedersen and Susan R Pedersen.**

day of August, 2011


Notary Public for Oregon

My commission expires: 9/23/11

