

1st 1744973

2011-009173

Klamath County, Oregon



THIS SPACE



00105808201100091730020021

08/09/2011 03:02:35 PM

Fee: \$42.00

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

STATUTORY BARGAIN AND SALE DEED

Kenneth 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:

Lots 28, 29, 30 and 31, Block 310, Darrow 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 1 thru 10, 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.

Excepting therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded July 6, 1955 in Volume 275, page 487 and deed record March 21, 1942 in Volume 146, page 258, all Deed Records of Klamath County, Oregon.

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

f

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.

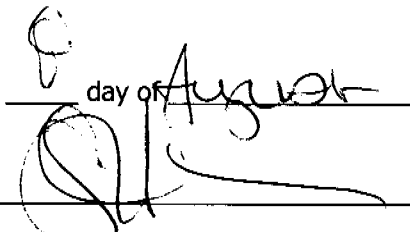
Dated this 8 day of August, 2011.



Kenneth Pedersen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of August, 2011
by **Kenneth Pedersen**.



Notary Public for Oregon
My commission expires: 8-23-11

