



THIS SPACE

2014-002898

Klamath County, Oregon



00150614201400028980020027

04/03/2014 03:54:41 PM

Fee: \$47.00

Returned to Customer

Carter-Jones Collection Service, Inc.

## Grantor's Name and Address

Kent L. Pederson  
10354 Merlin Way  
Klamath Falls, OR 97601

## Grantee's Name and Address

After recording return to:  
Kent L. Pederson  
10354 Merlin Way  
Klamath Falls, OR 97601

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

Kent L. Pederson  
10354 Merlin Way  
Klamath Falls, OR 97601

Escrow No. MT96935-MS  
Title No. 0096935  
BSDBUYER r.020212

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Carter-Jones Collection Service, Inc.,**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Kent L. Pederson and Linda L. Pederson, as tenants by the entirety,**

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**PARCEL I**

**THE EAST 30 FEET OF THE WEST 100 FEET OF THE S1/2 OF LOT 23, IN BLOCK 3, FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**PARCEL II**

**THE EAST 110 FEET OF THE S1/2 OF LOT 23 IN BLOCK 3, FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$25,000.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 3rd day of March, 2014; if a corporate grantor, 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.

Carter-Jones Collection Service Inc.

Carter-Jones Collection Service, Inc.

By Kent L. Pederson

Kent L. Pederson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 3rd, 2014 by Kent Pederson as president for Carter-Jones Collection Service, Inc.

Sheri Hargrave  
(Notary Public for Oregon)

My commission expires 2-19-2017

