

2014-012307

Klamath County, Oregon



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11/25/2014 02:31:59 PM

Fee: \$52.00

STATUTORY BARGAIN AND SALE DEED

Klamath County

Grantor Name and Address: Nedwyn A. Friedman and Jacqueline L. Friedman 2625 Toqua Road Chilequin, Oregon 97624	Grantee Name and Address: Nedwyn A. Friedman and Jacqueline L. Friedman Co-trustors of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust dated March 18, 2010. 2625 Toqua Road Chilequin, Oregon 97624
Until a Change is Requested send all tax statements to: Nedwyn A. Friedman and Jacqueline L. Friedman Co-trustors of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust dated March 18, 2010. 2625 Toqua Road Chilequin, Oregon 97624	After Recording Return To: Nedwyn A. Friedman and Jacqueline L. Friedman Co-trustors of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust dated March 18, 2010. 2625 Toqua Road Chilequin, Oregon 97624


KNOW ALL MEN BY THESE PRESENTS that the undersigned, Nedwyn A. Friedman and Jacqueline L. Friedman as Grantors, hereby convey and set over unto, **Nedwyn A. Friedman and Jacqueline L. Friedman, Co-Trustees of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust dated March 18, 2010**, as Grantee, all their right, title and interest in the real property located in Klamath County Oregon described as follows:

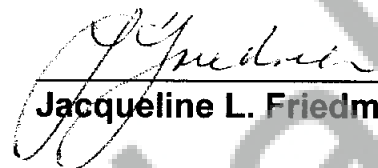
See Attached Exhibit "A"

The true and actual consideration paid for this transfer, in terms of dollars is \$0.00.

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(s) have executed this instrument this 24th day of NOVEMBER, 2014.



Nedwyn A. Friedman


Jacqueline L. Friedman

STATE OF OREGON)
)ss.
County of Jackson)




This instrument was acknowledged before me this 24 day of Nov., 2014 by **Nedwyn A. Friedman** and he acknowledge the above instrument to be his voluntary act and deed.


Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Jackson)



This instrument was acknowledged before me this 24 day of Nov, 2014 by **Jacqueline L. Friedman** and he acknowledge the above instrument to be his voluntary act and deed.


Notary Public for Oregon

PARCEL TWO:

All of Lots 11, 20, 21, 28, 29 and 38, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 318 at page 627, Deed records of Klamath County, Oregon:

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South $89^{\circ}55' \frac{1}{2}"$ West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North $0^{\circ}25'$ West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South $89^{\circ}55' \frac{1}{2}"$ West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North $0^{\circ}55' \frac{1}{2}"$ West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE $\frac{1}{16}$ corner of said Section 31); thence North $0^{\circ}25'$ West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East $\frac{1}{16}$ corner on the East-West centerline of said Section 31); thence North $0^{\circ}19' \frac{1}{2}"$ West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North $0^{\circ}19' \frac{1}{2}"$ West 55.0 feet distant; thence South $13^{\circ}14' \frac{1}{2}"$ East, 3955.5 feet, more or less, to the true point of beginning.

EXHIBIT A