Grantors' Names and Addresses:

Ellyn C. and Bret L. Biedscheid 19675 Hollygrape Street Bend, Oregon 97702

00195522201600124940020027

11/22/2016 09:33:28 AM

2016-012494

Klamath County, Oregon

Fee: \$47.00

Grantee's Name and Address:

Bret L. Biedscheid 290 NW Portland Avenue Bend, Oregon 97703

After recording return to:

Bret L. Biedscheid 290 NW Portland Avenue Bend, Oregon 97703

Mail all tax statements to:

Bret L. Biedscheid 290 NW Portland Avenue Bend, Oregon 97703

BARGAIN AND SALE DEED (Statutory Form)

Ellyn C. Biedscheid and Bret L. Biedscheid, grantors, convey to Bret L. Biedscheid, grantee, the following real property, situated at Leisure Woods Unit 2, Block 6, Lot 27 in Klamath County, State of Oregon, described as follows:

SEE "EXHIBIT "A"" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true and actual consideration for this conveyance is pursuant to the General Judgment of Dissolution of Marriage, filed in Deschutes County, Case No.15-DR-14147.

In Witness Whereof, the grantor has executed this instrument this 4 day of Cotology, 2016.

Ellyn Q. Biedscheid, Grantor

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me this 4 day of 1000 2016, by Ellyn C.

Biedscheid to be her voluntary act and deed.

OFFICIAL STAMP EMILY AJ GANNON NOTARY PUBLIC-OREGON COMMISSION NO. 941596 MY COMMISSION EXPIRES AUGUST 05, 2019

In Witness Whereof, the grantor has executed this instrument this // day of october, 2016.

Bret L. Biedscheid, Granto

Notary Public for Oregon

State of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me this // day of October, 2016, by Bret L. Biedscheid to be his voluntary act and deed.

OFFICIAL STAMP MARY JO GRIMES NOTARY PUBLIC-OREGON COMMISSION NO. 949896 MY COMMISSION EXPIRES APRIL 26, 2020 Many Sumu Notary Public for Oregon

7/ //15-1/30/16 REAL PROFERTY TAX STATEMENT

KI-MATH COUNTY, GOV'T CENTER, 305 MAIN ST, RM 121, KLAMATH FALLS, OR 97601

PROPER COUNTY DESCRIPTION

313.3 ACCOUNT NO.: R10026 313.39 INISTERS WOODS UNIT 2, W LOCK 6, LOT 27

MA : F-2407-007D0-03100-)00 CO E: 051

BISDSCHEID BRET L & 19675 SW HOLLYGRAPE BEND. OR 97702 S ATEMIT SE 000001	ELLYN 3T	THIS YEAR'S TAX EDUCATION: KLAMATH COUNTY SCHOOLS CENTRAL OREGON EDUCATI SOUTHERN OREGON EDUCAT	148.91 22.80 12.95
MARKET VALUES: LAID 46,000	51,520	EDUCATION TOTAL:	
MAPKET VALUES: LAI D 46,000 IMPROVEMENT 0 TO'AL VALUE 46,000 TAL ABLE VALUES: ASSESSED VA 35,680 EXEMPTION 0	36.750	GENERAL GOVERNMENT: KLAMATH COUNTY LIBRARY KLAMATH 9-1-1 EMER COM KLAMATH COUNTY EXTENSI MUSEUM LEVY KLAMATH 9-1-1 EMER COM	10.01
	50,,50		
C/ PATHENT WWW.KLAMATH AS SESSMENT/ADDRESS/OWNE QUISTIC'S CALL (541)883 PAIMENT QUESTIONS CALL (511)881-4297	OUNTY.ORG	GENERAL GOVERNMENT TOTAL EXCLUDED FROM LIMITATION: CENTRAL OREGON EDUCATI KLAMATH COUNTY SCHOOLS WALKER RANGE TIMBER EXCLUDED FROM LIMITATION TOTAL:	4.31 24.06 18.75
		EXCLUDED FROM LIMITATION TOTAL:	47.12
		2015-16 PROPERTY TAX TOTALS	

201 -16 Property Taxes SIT S:

KLAMATH REAL

ACCOUNT NO.: R10026

Pay By	Discount Allowed	Net Amount
11/16/15	3%	1.00 1200110
11/16/15	2%	
11/16/15	NONE 0%	

CANCELLEL CHECK IS YOUR RE EIPT.

BIEDSCHEID BRET L & ELLYN C 19673 SW HOLLYGRAPE STEED. OR 97702

KLAMATH COUNTY TAX COLLECTOR P.O. BOX 3599 PORTLAND, OR 97208-3599