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NO PART OF ANY STEVENS-NESS FORM MAY BE

2018-005584

Klamath County, Oregon



00221859201800055840020029

05/04/2018 02:17:55 PM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Nedwyn A. FRIEDMAN & Jacqueline L. Friedman  
2625 Togu Rd.  
Chiloquin, OR 97624

Grantor's Name and Address

The Nedwyn A. FRIEDMAN & Jacqueline L. FRIEDMAN  
Revocable Living Trust  
2625 Togu Rd., Chiloquin, OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):  
NEDWYN & Jacqueline FRIEDMAN  
2625 Togu Rd.  
Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name and Address):  
NEDWYN & Jacqueline FRIEDMAN  
2625 Togu Rd.  
Chiloquin, OR 97624

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that NEDWYN A. FRIEDMAN &amp; Jacqueline L. FRIEDMAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NEDWYN A. FRIEDMAN & Jacqueline L. FRIEDMAN Revocable Living Trust 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See ATTACHED EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on May 1, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

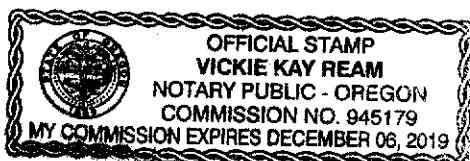
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 1, 2018  
by Nedwyn A. Friedman

This instrument was acknowledged before me on May 1, 2018  
by Jacqueline Friedman

as \_\_\_\_\_  
of \_\_\_\_\_



Vickie K. Ream  
Notary Public for Oregon  
My commission expires 12/08/2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

All of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Lot 12, Section 31, Township 35 Sought, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0 degrees 19  $\frac{3}{4}$ " East 55.0 feet to an iron pin; thence North 45 degrees 18  $\frac{3}{4}$ " West 77.8 feet to an iron pin; thence North 89 degrees 40  $\frac{1}{4}$ ' East 55.0 feet, more or less, to the point of beginning.

LESS AND EXCEPT the Northerly 190 feet of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian.