



THIS SPACE RESERVED FOR

2018-012849
Klamath County, Oregon
10/19/2018 04:00:01 PM
Fee: \$87.00

Kent L. Pederson and Linda Pederson and Nathaniel Mason and
Danette M. Mason
10354 Merlin Way
Klamath Falls, OR 97601
Grantor's Name and Address

Kent L. Pederson and Linda Pederson
10354 Merlin Way
Klamath Falls, OR 97601
Grantee's Name and Address

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

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

File No. 260065AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Kent L. Pederson and Linda Pederson,

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

Kent L. Pederson and Linda Pederson, as tenants by the entirety, and Nathaniel Mason and Danette M. Mason, as tenants by the entirety, all with rights of survivorship,

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 the County of Klamath, State of Oregon, described as follows, to wit:

A portion of Lot 13 of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of said Lot 13; thence North 0° 20' East along the Easterly edge of Homedale Road a distance of 45.91 feet to an iron pin; thence South 88° 19' East a distance of 99.16 feet to an iron pin; thence South 8° 14' West a distance of 130.20 feet to an iron pin on the Southerly line of said Lot 13; thence North 43° 30' West a distance of 118.50 feet more or less to the point of beginning.

Together with the following described property:

Beginning at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South 0° 20' West along the East boundary of Homedale Road, 19.22 feet to a one-half inch iron pin; thence South 67° 32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43° 16' 30" West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

Excepting therefrom the following:

Commencing at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South 43° 16' 30" East along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South 43° 16' 30" East 75.17 feet to an iron pin; thence North 8° 06' 40" East, 31.88 feet to a one-half inch iron pin; thence North 67° 32' West, 60.63 feet to the true point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Vesting Change.

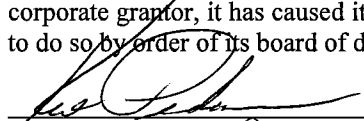
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

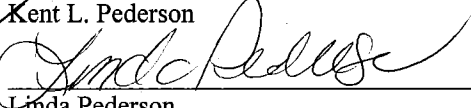
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 10th day of October, 2018; 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.



Kent L. Pederson


Linda Pederson

State of Oregon } ss
County of Klamath }

On this 10 day of October, 2018, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Kent L. Pederson and Linda Pederson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12/3/2018

