



THIS SPACE RESERVED FOR

2019-010656
Klamath County, Oregon
09/13/2019 11:21:01 AM
Fee: \$87.00

Nedwyn A. Friedman & Jacqueline L. Friedman Revocable
Living Trust dated March 18, 2010

Grantor's Name and Address

Nedwyn A. Friedman & Jacqueline L. Friedman Revocable
Living Trust dated March 18, 2010
2625 Toqua Rd
Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:
Nedwyn A. Friedman & Jacqueline L. Friedman Revocable
Living Trust dated March 18, 2010
2625 Toqua Rd
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Nedwyn A. Friedman & Jacqueline L. Friedman Revocable
Living Trust dated March 18, 2010
2625 Toqua Rd
Chiloquin, OR 97624

File No. 303015AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Nedwyn A. Friedman & Jacqueline L. Friedman, Co-Trustees of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust,

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

Nedwyn A. Friedman & Jacqueline L. Friedman, Co-Trustees of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust, dated March 18, 2010

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:

All of Government Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Government Lot 12, Section 31, Township 35 South, 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 Government Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0° 19 3/4" East 55.0 feet to an iron pin; thence North 45 ° 18 3/4' West 77.8 feet to an iron pin; thence North 89° 40 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to clear title. 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 9 day of Sept. 2019 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.

Nedwyn A. Friedman & Jacqueline L. Friedman Revocable Living Trust dated March 18, 2010

By: [Signature] TRUSTEE
Nedwyn A. Friedman, Trustee

By: [Signature] TRUSTEE
Jacqueline L. Friedman, Trustee

State of Oregon } ss
County of Klamath }

On this 9 day of September, 2019, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Nedwyn A. Friedmand and Jacqueline L. Friedman, Co-Trustees of the Nedwyn A. Friedmand adn Jacqueline L. Friedman Revocable Living Trust, 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

