



2026-000395
 Klamath County, Oregon
 01/14/2026 11:28:01 AM
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Jacqueline L. Friedman and Nedwyn A. Friedman
2625 Toqua Rd
Chiloquin, OR 97624

Grantor's Name and Address
Nedwyn A. Friedman
2625 Toqua Rd.
Chiloquin, OR 97624

Grantee's Name and Address
 After recording return to:
Nedwyn A. Friedman
2625 Toqua Rd.
Chiloquin, OR 97624

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

File No. 1035992

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jacqueline L. Friedman, individually and Nedwyn A. Friedman and Jacqueline L. Friedman, Trustees of the Nedwyn A. Friedman and Jacqueline L. Friedman Revocable Living Trust Dated March 18, 2010

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

Nedwyn A. Friedman,

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:

PARCEL 1:

Unsurveyed Parcel 1 of Land Partition 27-22 Replat of Parcel 1 of Land Partition 21-16 situate in a Portion of the Northeast 1/4 and the Southeast 1/4 of Section 31, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Recorded May 4, 2023 as Instrument No. 2023-003419, Klamath County, Oregon.

PARCEL 2:

Government Lots 20, 21, 28 and 29, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is per dissolution of Marriage case #24DR09474

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 _____ day of January 2026; 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.

Jacqueline L. Friedman, individually and as Trustee of the Nedwyn A. Friedman and Jaqueline L. Friedman Revocable Living Trust

State of _____ } ss
County of _____ }

On this _____ day of _____, 2026, before me, _____, a Notary Public in and for said state, personally appeared, Jacqueline L. Friedman, individually and as Trustee of the Nedwyn A. Friedman and Jaqueline 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 that he/she/they executed the 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
Residing at:
Commission Expires:

[Handwritten Signature]

Nedwyn A. Friedman, Trustee of the Nedwyn A. Friedman and Jaqueline L. Friedman Revocable Living Trust

State of Oregon } ss
County of Clatsop }

On this 17th day of January, 2026, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared, Nedwyn A. Friedman as Trustee of the Nedwyn A. Friedman and Jaqueline 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 that he/she/they executed the 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.

[Handwritten Signature]

Notary Public for the State of
Residing at: Klamath Falls, OR
Commission Expires: 9/8/2029

