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FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate)

MTC #5701

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OK

BARGAIN AND SALE DEED

MTN 1396-7445
 KNOW ALL MEN BY THESE PRESENTS, That Henry J. Caldwell, Jr. and Deborah L. Caldwell, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark F. Mattenberger and Susan F. Mattenberger, husband and wife 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South quarter corner of said Section 7; thence North 212.84 feet and South 89° 05' East 270.04 feet as described in Book 83 at page 401, Deed Records of Klamath County, Oregon; thence North 00° 55' 00" East 411.10 feet to a 1/4 inch iron pin marking the true point of beginning of this description; thence continuing North 00° 55' 00" East 137.08 feet to the Southeasterly right of way line of Longacre Lane; thence along said right of way line North 59° 55' 52" East 251.70 feet; thence South 00° 55' 00" West 266.60 feet; thence North 89° 05' 00" West 215.82 feet to the true point of beginning, with bearings based on Survey No. 627, as recorded in the office of the Klamath County Surveyor.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7200.00.

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of November, 1990; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on November 8, 1990, by Henry J. Caldwell, Jr. and Deborah L. Caldwell

(SEAL)

Henry & Deborah Caldwell

GRANTOR'S NAME AND ADDRESS

Mark & Susan Mattenberger

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mark F. & Susan F. Mattenberger
 752 Longacre Lane
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

This instrument was acknowledged before me on 19, by

as

of

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of April, 1995, at 10:32 o'clock A.M., and recorded in book/reel/volume No. 1195 on page 8664 or as fee/file/instrument/microfilm/reception No. 97900, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME TITLE
 Deputy

FEE: \$30.00