

48951
Joseph A. Marie Tolbert
Grantor's Name and Address
Larry T. Mann, Shannon Mann & Larry Trotter
P.O. Box 198
Canby, CA 96015
Grantee's Name and Address
Shannon Mann
Maddox Contracting Company
P.O. Box 198, Canby, CA 96015
After recording, return to (Name, Address, Zip):
Shannon Mann
Maddox Contracting Company
P.O. Box 198
Canby, CA 96015
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Shannon Mann
Maddox Contracting Company
P.O. Box 198
Canby, CA 96015

Vol. 1197 Page 38279

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy.

SPACE RESERVED
FOR
RECORDING USE

MTC 1396-8704

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Joseph A. Tolbert and E. Marie Tolbert hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Larry T. Mann, Shannon Mann, Larry Trotter 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 Klamath County, State of Oregon, described as follows, to-wit:

See attachment of legal description

AMERITILE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$60484.78. 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 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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of October, 1997; if grantor is a corporation, 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.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 20.030.

E Marie Tolbert

Joseph A. Tolbert

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on Nov. 17, 1997,
by JOSEPH A. TOLBERT
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Notary Public for Oregon WASHINGTON
My commission expires 01/29/01

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

38280

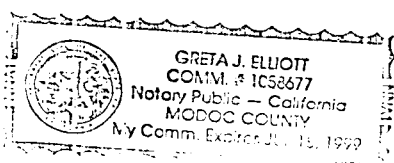
State of California

County of Modoc

On October 31, 1997 before me, Greta J. Elliott
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared E. Marie Tolbert
Name(s) of Signer(s)

☒ personally known to me — OR — ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Greta J. Elliott
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain & Sale Deed

Document Date: 10-31-97 Number of Pages: 4

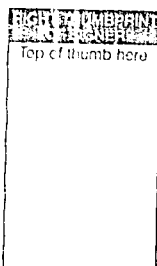
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: E. Marie Tolbert

- ☒ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- Other: _____

Signer Is Representing: _____

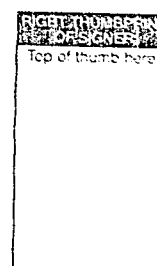


EXHIBIT "A"
LEGAL DESCRIPTION

38281

PARCEL 1

Beginning at the Northwest corner of HOMEDALE TRACT 25, thence South 0 degrees 20' West 128.5 feet to a stake; thence South 46 degrees 01' East 398.1 feet to a stake; thence North 26 degrees 30' East 75.9 feet to the Northeast corner of said Tract 25; thence North 43 degrees 30' West 464.5 feet to the point of beginning, being portions of HOMEDALE Tract 24 and 25.

EXCEPTING THEREFROM that portion described as follows: Beginning at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South 0 degrees 20' West along the East boundary of Homedale road, 19.22 feet to a one-half inch iron pin; thence South 67 degrees 32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43 degrees 16' 30" West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

PARCEL 2

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of November A.D., 19 97 at 11:24 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 38279

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

PAGE 1 OF REPORT NO. 37304-KR
PRELIMINARY REPORT

PRELIMINARY REPORT ONLY