

NS

54131

98 MAR -5 P1:00

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Joseph W. Dent/Donna J. Dent

STATE OF OREGON, } ss.
County of Klamath

Grantor's Name and Address

The Dent Family Trust

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
The Dent Family Trust

5 Ridgewood Dr.

Roseburg, OR 97470

Until requested otherwise, send all tax statements to (Name, Address, Zip):

The Dent Family Trust

5 Ridgewood Dr.

Roseburg, OR 97470

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

198-36

I certify that the within instrument was received for record on the 5th day of March, 1998, at 1:00 o'clock P.M., and recorded in book/reel/volume No. M98 on page 7128 and/or as fee/file/instrument/microfilm/reception No. 54131-Deeds Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Joseph W. Dent and Donna J. Dent, husband and wifehereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joseph W. Dent and Donna J. Dent, Trustees of The Dent Family Trust dated Feb. 24, 1998,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:

The N 1/2 SE 1/4 of Section 3, Township 38 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon

(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 \$ none. © 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 2nd day of March, 1998; 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 FEE 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 30.930.

Joseph W. Dent

Donna J. Dent

STATE OF OREGON, County of Douglas) ss.This instrument was acknowledged before me on March 2, 1998, by Joseph W. Dent and Donna J. Dent

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



Notary Public for Oregon

My commission expires _____