

mbe 44406-KR

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63047

JUL 21 A9:30 Vol. 198 Page 26464

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
 Jeane Calvin  
 1369 Jamison Way  
 Cash Valley Ca 94546

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

SPACE RESERVED FOR RECORDER'S USE

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.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EDWARD PUTNAM MAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEANNE CALVIN

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 ATTACHED EXHIBIT "A" MADE A PART HEREOF

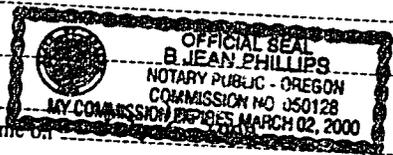
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$10 CLEAR TITLE. 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  $\Phi$ , 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 6th day of July, 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.

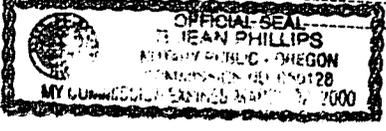
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Edward Putnam  
Edward Putnam MAN



STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by Edward Putnam MAN

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_ as \_\_\_\_\_



B. Jean Phillips  
Notary Public for Oregon  
My commission expires 3-2-2000

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 20 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions, in Klamath County, Oregon,, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 20; thence, North 04 degrees 51' 34" East along the East line of said Lot 20, 221.41 feet; thence, South 22 degrees 57' 04" West 144.92 feet; thence South 04' degrees 51' 34" West, 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04 degrees 51' 34" East, 14.09 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees 51' 34" East, 99.00 feet; thence North 85 degrees 08' 26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 21' 34" West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence, Westerly on said North line along a 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 21st day of July A.D., 19 98 at 9:30 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 26464

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Brea