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98 NOV 18 P3:52 Vol. 1998 Page 42382

JERRY ANDERSON  
JEFFREY O. ANDERSON

Grantor's Name and Address  
JEFFREY O. ANDERSON  
SHELLI INGA ANDERSON

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JEFFREY O. ANDERSON  
SHELLI INGA ANDERSON

1609 Kane, City OR 97603

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

Same

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

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

ATC 06048728

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JERRY ANDERSON & JEFFREY O. ANDERSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEFFREY O. ANDERSON & SHELLI INGA ANDERSON

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"

(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 \$to convey 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

JERRY ANDERSON

JEFFREY O. ANDERSON

STATE OF OREGON, County of Klamath

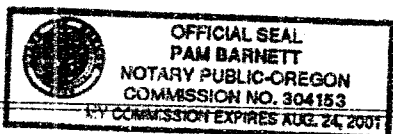
This instrument was acknowledged before me on November 13, 1998, by Jerry Anderson and Jeffrey O. Anderson

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires Aug. 24, 2001

## EXHIBIT "A"

The North 70 feet of the South 139.2 feet of the West 131 feet of Lot 40, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the West 5 feet for County Road as set out in instrument recorded in Book 349 at Page 474, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3809-35DC TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of November A.D., 19 98 at 3:52 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 42382.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross