

MTC 48560-KR

Vol M99 Page 10190

RETURN TO:
AmeriTitle
222 South 6th Street
Klamath Falls, OR 97601

TAX STATEMENTS TO:
Oregon Ave., LLC
8321 Hill Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 10/08/99 at 3:46 p.m.
In Vol. M99 Page 40190
Linda Smith,
County Clerk Fee \$ 30⁰⁰

-BARGAIN AND SALE DEED-

Robert W. Creed and Kristine Creed, Grantors, convey to Oregon Ave., LLC, Grantee, the following described real property situated in the County of Klamath State of Oregon, to-wit:

Lots 1, 2 and 3, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM a strip of land one foot in width along the Westerly side of Lot 3, Block 66, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said lot line, 1.00 foot; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.

CODE 1 MAP 3809-29BC TL 3800

The true and actual consideration for this transfer is \$75,000.00.

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.

DATED this 8th day of October 1999.

Robert W. Creed
Robert W. Creed

Kristine Creed
Kristine Creed

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me on October 8, 1999, Robert W. Creed and Kristine Creed and acknowledged the foregoing instrument to be their voluntary act and deed.



Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/99