

# RECORDING COVER SHEET

200 JAN -3 AM 11:24

## ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

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### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

Gary Roy Lukens  
5955 Harpold Road  
Bonanza, OR 97623

This Space For County Recording Use Only  
as of 1-1-97

NTC 49991-MS

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or  
**GRANTOR**, as described in ORS 205.160.

Gunnar Gundersen and Guadalupe Gundersen

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or  
**GRANTEE**, as described in ORS 205.160.

Gary Roy Lukens and Peggy Ann Lukens

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

\$110,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

same as above "return to"

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

NY

**CYNAR AND GUADALUPE GUNDERSEN****1006 HIGHPOINT CT.****BOLENAID, CA 93908****GRANTOR'S Name and Address****GARY AND PEGGY LUKENS****5955 HARPOLD ROAD****BOHANZA, OR 97623****GRANTEE'S Name and Address****GRANTOR'S Name and Address, Not:****GARY AND PEGGY LUKENS****5955 HARPOLD ROAD****BOHANZA, OR 97623****GRANTEE'S Name and Address, Not:****(SAME AS ABOVE)**

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on \_\_\_\_\_ 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  
RECORDERS USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

**CYNAR GUNDERSEN and GUADALUPE GUNDERSEN**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **GARY ROY LUKENS AND PEGGY ANN LUKENS, husband and wife** hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in **KLAMATH** County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(AKA: 5955 HARPOLD ROAD, BOHANZA, OR 97623)

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 \$ **110,000.00**. 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 on **Dec 23, 1999**; 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.

CALIFORNIA

STATE OF ~~OREGON~~ County of **Monterey**This instrument was acknowledged before me on **12-23-99** by **Gunnar Gundersen and Guadalupe Gundersen**

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

by \_\_\_\_\_

at \_\_\_\_\_

on \_\_\_\_\_

Notary Public for Oregon **California**My commission expires **May 6, 2003**

LAURA SMITH

Commission # 1218424

Notary Public - California

Monterey County

My Comm. Expires **May 6, 2003**

TOTAL P. 01

046

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4, said point being South 89 degrees 58' 36" East 1319.48 feet and North 00 degrees 17' 46" East 115.59 feet from the West corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of the SE 1/4 of the NW 1/4 75.72 feet; thence North 48 degrees 26' 22" East 972.11 feet; thence South 41 degrees 33' 38" East 128.54 feet; thence South 16 degrees 39' 40" East 365.11 feet; thence South 73 degrees 20' 20" West 957.96 feet to the point of beginning. TOGETHER WITH and subject to a 60 foot easement for ingress and egress as shown on Survey Map No. 2579 as recorded in Klamath County Surveyor's Office.

State of Oregon, County of Klamath  
Recorded 1/3/00, at 11:24 a. m.  
In Vol. M00 Page 45  
**Linda Smith,**  
County Clerk Fee \$ 31<sup>00</sup>