

NA

BARGAIN AND SALE DEED

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200 JAN 21 PM 2:17
 KNOW ALL MEN BY THESE PRESENTS, That MARTIN AND J's Ave Trust,
Trust #442-65-7142, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John M. Werline
 and Dorothy J. Werline, 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 thereunto belonging or in anywise appertaining, situated in the County
 of Klamath, State of Oregon, described as follows, to-wit: (Martin)

Lot 9 and the North 50 feet of Lot 10, Block 215, MILLS
 SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County
 of Klamath, State of Oregon.

Code 1 Map 3809-33DC TL 1100// Code 1 Map 3809-33DC TL 1000.

THIS PROPERTY IS BEING SOLD "AS IS, WHERE IS" WITH NO EXPRESSED
 OR IMPLIED WARRANTIES AND/OR GUARANTEES AS TO THE USE AND/OR
 CONDITION OF SAID PROPERTY, by the seller's and or their
 agents.

Initials JW DJW

(Smoke detector is within said property)

Seller's and or its agents, strongly recommend Buyer's to get
 get title insurance, before conveyance, ~~which Buyer's choose~~
~~to not get and wanted to convey title to them without title~~
~~insurance~~ at their sole risk and peril and hold seller's and
 or their agents harmless thereof.

ORIGINAL

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

®However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which).® (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of January, 2002, ~~19~~;
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
 ized 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.

JP as trustee and not personally

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on 1-19, 2000.

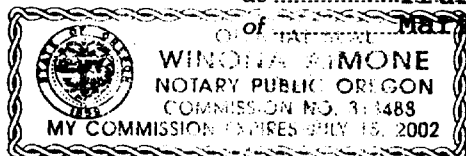
by John E. Batzer

This instrument was acknowledged before me on 1-19, 2000.

by John E. Batzer

as Trustee and not personally

of Martin and J's Ave Trust



Winona Simone
 Notary Public for Oregon

My commission expires 7/15/02

State of Oregon, County of Klamath

Recorded 1/21/00, at 2:17 pm.

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Linda Smith,
 County Clerk Fee \$ 21

Granter's Name and Address

Grantee's Name and Address

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

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

John M. Werline
Dorothy J. Werline
1323 Merlin St.
Klamath Falls, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE