

NN

Ferndale Development

Vol M00 Page 11380STATE OF OREGON, } ss.  
County of \_\_\_\_\_

200 APR -6 PM 2:58

Grantor's Name and Address

Stephen L. Cook  
5706 Pinnacle Pl.  
Klamath Falls, OR 97603

Grantee's Name and Address

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

Stephen L. Cook  
5706 Pinnacle Pl.  
Klamath Falls, OR 97603

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

Stephen L. Cook  
5706 Pinnacle Pl.  
Klamath Falls, OR 97603SPACE RESERVED  
FOR  
RECORDER'S USEI 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.

MTC 1396-1763

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that FERNDALE DEVELOPMENT, L.L.C., AN OREGON  
LIMITED LIABILITY COMPANY

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

STEPHEN L. COOKhereinafter 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"

AMERITITLE has recorded this  
instrument by request as an accommodation only  
and has not examined it for regularity and validity  
or as to its effect upon the title to any real property  
that may be described therein.\*\*Pursuant to lot line adjustment 12-99 as filed in Klamath County  
Oregon

(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 \$ \*\* ① 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. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

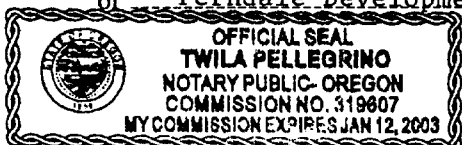
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on April 6, 2000; 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.

Shannon L. Scrimsher  
FERNDALE DEVELOPMENT, L.L.C.  
By: Shannon L. ScrimsherSTATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on April 6, 2000  
by Shannon L. Scrimsher

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

by Shannon L. Scrimsheras Authorized Signerof Ferndale Development, L.L.C., an Oregon Limited Liability CompanyTwila Pellegrino  
Notary Public for OregonMy commission expires 1-12-200326.00  
m

*Exhibit "A"*

*A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:*

*Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence South 19 degrees 33' 10" West 102.23 feet to a point on the South line of said Lot 21; thence South 89 degrees 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27 degrees 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.*

State of Oregon, County of Klamath  
Recorded 04/06/00, at 2:58 p. m.  
In Vol. M00 Page 11380  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>