

NS

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DAVID RAGAN & KIMBERLY L. RAGAN
 11575 SW PACIFIC HWY #183
 TIGARD, OR. 97223

Grantor's Name and Address

DONALD & KIMBERLY LEARN
 1921 N. FOOTHILL RD.
 MEDFORD, OR. 97504

Grantee's Name and Address

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

DAVID & KIMBERLY L. RAGAN
 11575 SW PACIFIC HWY #183
 TIGARD, OR. 97223

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

DONALD & KIMBERLY LEARN
 1921 N. FOOTHILL RD.
 MEDFORD, OR. 97504

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 04/20/00, at 2:35 p. m.
 In Vol. M00 Page 13293
 Linda Smith,
 County Clerk Fee \$ 21⁰⁰

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DAVID RAGAN & KIMBERLY L. RAGAN

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

DONALD & KIMBERLY LEARN

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:

LOT 7, BLOCK 7, TRACT NO. 1027
 MT SCOTT MEADOWS

(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 \$ 9800.00. 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 Φ , 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 5 day of April, 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.

David Ragan
 Kimberly L. Ragan

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on April 5th, 2000,

by DAVID RAGAN & KIMBERLY L. RAGAN

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____



OFFICIAL SEAL
 LARA L. HADLER
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 323255
 MY COMMISSION EXPIRES MAY 9, 2003

Lara L. Hadler
 Notary Public for Oregon

My commission expires 5-9-03