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200 APR 20 PM 3:32  
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Sierra Developments, L.L.C.

Grantor's Name and Address  
Mark A. Sexton and Lynn K. Sexton

Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
Aspen Title & Escrow, Inc.  
Mr. & Mrs. Daniel Hibner  
2611 Watson St., City, 97603  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
As Above

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/20/00, at 3:32p m.  
In Vol. M00 Page 13337  
Linda Smith,  
County Clerk Fee\$ 21.00 eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Sierra Developments,, L.L.C.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark A. Sexton and Lynn K. Sexton, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

PARCEL 1:

The East 134 feet of Lot 26, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon.  
CODE 43 MAP 3909-1DA TL 1301

PARCEL 2:

The East 130 feet of the North 23.4 feet of Lot 25, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon.  
CODE 43 MAP 3909-1DD TL 101

(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 \$to convey title. 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 April 17, 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.

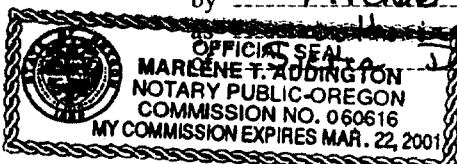
By: [Signature]  
Sierra Developments, L.L.C.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on April 14,, 2000 by

This instrument was acknowledged before me on April 17, 2000 by Michael L. Wilcher

Notary Public for Oregon  
Sierra Developments, L.L.C.



[Signature]  
Notary Public for Oregon  
My commission expires 3-22-01

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