

NN

200 AUG 25 AM 11: 22

DEBRA LEE GUERRERO

Vol. M00 Page 31175


 Grantor's Name and Address  
 KIP R. GUERRERO

Grantee's Name and Address

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

KIP R. GUERRERO

3941 MACK AVE.

KLAMATH FALLS, OR 97603

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

KIP R. GUERRERO

3941 MACK AVE.

KLAMATH FALLS, OR 97603

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

State of Oregon, County of Klamath ixed.

Recorded 08/25/00, at 11:22 a.m.

In Vol. M00 Page 31175

Linda Smith,

County Clerk Fee \$ 21<sup>00</sup>

puty.

mtc 51835-44

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DEBRA LEE GUERRERO

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

KIP R. GUERRERO

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:

A tract of land situated in the S½S½E½SE½ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin which lies North 01° 14' West a distance of 685.3 feet and South 89° 26' West a distance of 557.30 feet from the cased iron pin which marks the Southeast corner of said Section 3; thence continuing South 89° 26' West 72.70 feet to a 5/8 inch iron pin; thence North 01° 14' West a distance of 139.10 feet to a 5/8 inch iron pin; thence North 89° 24' East a distance of 72.70 feet to a 5/8 inch iron pin; thence South 01° 14' East a distance of 139.14 feet to the point of beginning, with bearings based on the East line of said Section 3 as being North 01° 14' West.

(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 \$ -0-. 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 AUGUST 14, 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.

 Debra Lee Guerrero  
 DEBRA LEE GUERRERO

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on AUGUST 26, 2000

by DEBRA LEE GUERRERO

This instrument was acknowledged before me on

by  
as

Notary Public for Oregon

My commission expires 11/20/2003