

NN

Vol M00 Page 40236



JOSE L. ORTIZ 200 NOV -6 AM 11:03

STATE OF OREGON, } ss.
County of _____

Grantor's Name and Address
Felix M. Jacobs & Tony V. Beckins

I 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.

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Felix M. Jacobs & Tony V. Beckins
1014 Laurel St. Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

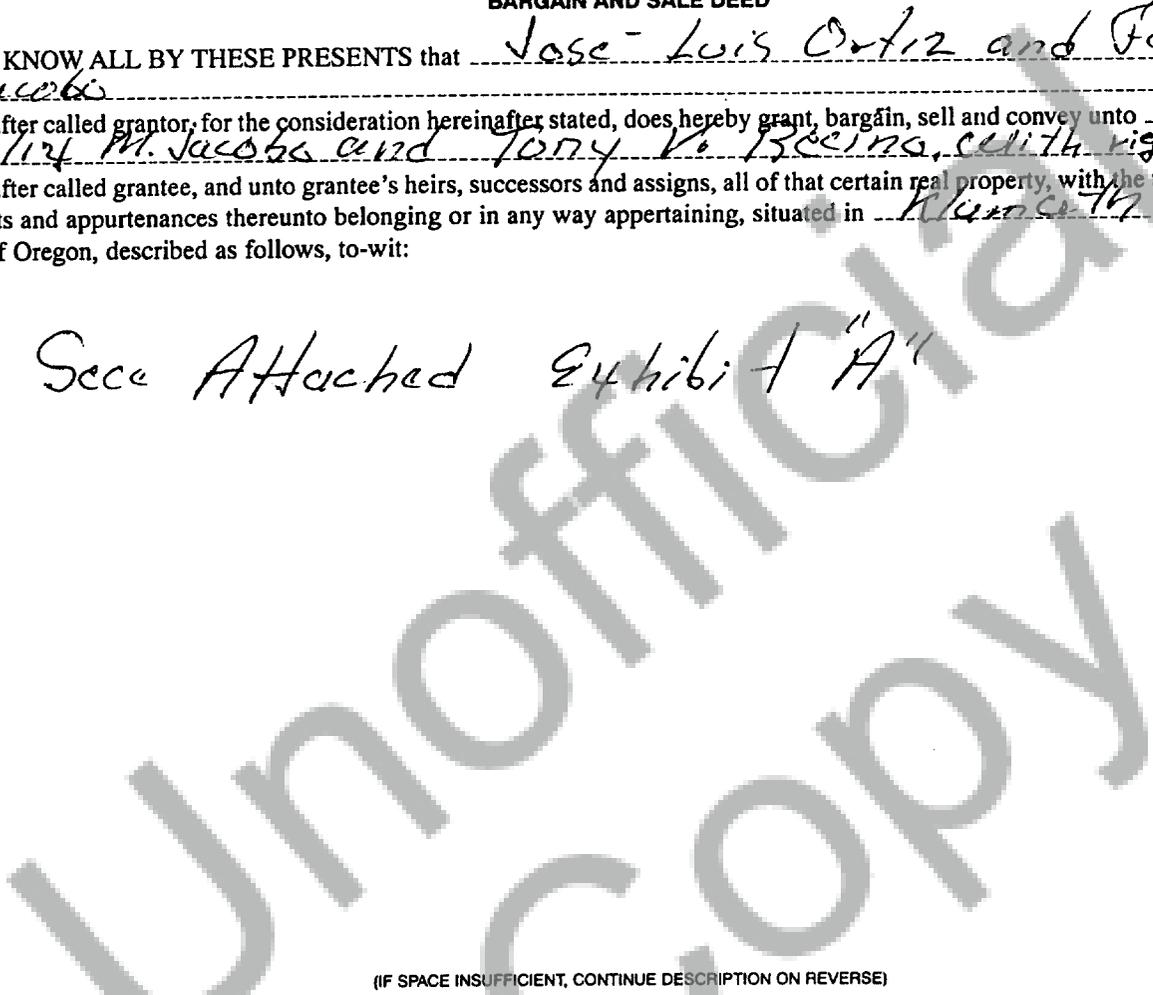
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Felix M. Jacobs & Tony V. Beckins
1014 Laurel St. Klamath Falls, OR 97601

NAME _____ TITLE _____
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jose Luis Ortiz and Felix M. Jacobs hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Felix M. Jacobs and Tony V. Beckins, with rights of survivorship 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:

See Attached Exhibit "A"



(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 \$ affection 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.

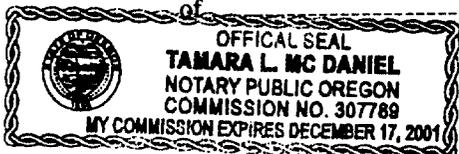
IN WITNESS WHEREOF, the grantor has executed this instrument on November 6, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

J. Luis Ortiz
Felix Beckins

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.

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on November 6, 2000
by Jose Luis Ortiz and Felix M. Jacobs

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Samara L. McDaniel
Notary Public for Oregon
My commission expires 12/17/01

19290

40237

MTC No: 22358

~~8160~~

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the South half of the NW1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 1504 feet East of the southwest corner of the NW1/4 of NW1/4 of said Section 5; thence South 70 feet to the point of beginning; thence South 30 feet; thence West 200 feet; thence North 30 feet; thence East 200 feet to the point of beginning.

ALSO, Beginning at a point 1504 feet East of the Southwest corner of the NW1/4 of the NW1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the point of intersection of the Westerly line of roadway deeded to the county by A. O. Hilliard as recorded in Book 72 of Deed Records of Klamath County, Oregon at page 526 thereof with the South line of Lot 1 of said Section; thence South along the Westerly line of road 100 feet to the Northeast corner of property herein conveyed; thence continuing South along the Westerly line of road 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning, being a portion of the N1/2 of SW1/4 of NW1/4 and N1/2 of SE1/4 of NW1/4 of said Section 5, and having a frontage of 45 feet on said county road with a depth of 200 feet.

Tax Account No: 3909 005BD 01500

State of Oregon, County of Klamath
Recorded 11/06/00, at 11:03 A.M.
In Vol. M00 Page 40226
Linda Smith,
County Clerk Fees \$ 26.00