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Vol M00 Page

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Klamath River Acres, LTD  
P.O. Box 1941  
Novato, CA 94948

Grantor's Name and Address  
Oliver R. Spires  
224 Mountain View Blvd.  
Klamath Falls, OR 97601

After recording, return to (Name, Address, Zip):  
Oliver R. Spires  
224 Mountain View Blvd.  
Klamath Falls, OR 97601

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of } ss.

I certify that the within instrument  
was received for record on the \_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.

Witness my hand and seal of County  
affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy.

ATC # 2505

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Klamath River Acres of Oregon, LTD

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

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-  
taments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,  
State of Oregon, described as follows, to-wit:

Lot 24, Block 38, Tract 1084, 6th Addition to Klamath River Acres  
according to the official plat thereof on file in the records  
of Klamath County, Oregon.

This instrument is being recorded as an  
accommodation only, and has not been  
examined as to validity, sufficiency or effect of  
it may have upon the herein described property.  
This courtesy recording has been requested of  
ASPEN TITLE & ESCROW, INC.

(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 \$ 9,900.00. 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  $\Phi$ , 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 14 day of DECEMBER, 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

KLAMATH RIVER ACRES OF OREGON, LTD  
Ben E. Hamlin  
General Partner

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

See attached Certificate  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

2664

# ALL-PURPOSE ACKNOWLEDGEMENT

45790

State of California

County of Los Angeles

SS.

On 14th December 2000 before me, MARGARET MAHER

(DATE)

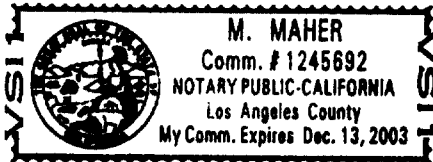
(NOTARY)

personally appeared BEN C. HARRIS

SIGNER(S)

☒ personally known to me - OR -

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]  
NOTARY'S SIGNATURE

## OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☒ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

BARGAIN AND SALE DEED  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

14th December 2000  
DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT  
OF  
SIGNER

Top of thumbprint here

State of Oregon, County of Klamath  
Recorded 12/20/00, at 3:08 p.m.  
In Vol. M00 Page 45789  
Linda Smith,  
County Clerk Fee \$ 26.00