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2001 JAN -9 AM 11:21

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STATE OF OREGON, 1JUANITA BIDEGARY

Grantor's Name and Address

MITCHELL E. BIDEGARY & JOSIE S. BIDEGARY8282 MURRAY AVE #64GILROY CA 95020

Grantee's Name and Address

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

MITCHELL E. BIDEGARY & JOSIE S. BIDEGARY8282 MURRAY AVE #64GILROY CA 95020

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

MITCHELL E. BIDEGARY & JOSIE S. BIDEGARY8282 MURRAY AVE #64GILROY CA 95020SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/09/01, at 11:21 a m.In Vol. M01 Page 914

Linda Smith,

County Clerk Fee \$ 21.00

Deputy.

MTC 1396-2382

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JUANITA BIDEGARY

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

MITCHELL E. BIDEGARY & JOSIE S. BIDEGARY, with the right of survivorshiphereinafter 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:

Lots 3, 4 and 5 in Block 27 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 1.00. 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 ®, 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 December 13, 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.

JUANITA BIDEGARY by RAYMOND GENE BIDEGARY
HER ATTORNEY FACT

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on December 13, 2000,
by RAYMOND GENE BIDEGARY as attorney-in-fact for JUANITA BIDEGARYThis instrument was acknowledged before me on _____,
by _____,
as _____,
of _____

Notary Public for Oregon

My commission expires 11/16/2003