

NN COI-12

2001 JAN 26 PM 2:53

Arnold D. Ellis, et ux

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Grantor's Name and Address

George E. Brosterhous et ux

Grantee's Name and Address

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

George E. Brosterhous2030 VanNessKlamath Falls, Oregon 97601

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

George and Audrey Brosterhous2030 VanNessKlamath Falls, Oregon 97601SPACE RESE  
FOR  
RECORDER:

State of Oregon, County of Klamath

Recorded 01/26/01, at 253P m.In Vol. M01 Page 3264

Linda Smith,

County Clerk

Fee \$ 21

Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Arnold D. Ellis and Janice A. Ellis

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

George E. Brosterhous and Audrey L. Brosterhous, husband and wifehereinafter 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 portion of Lot 2 in Block 38 of Original Town of Klamath Falls, more particularly described as follows: Beginning at a point on the Northwestern line of Klamath Avenue 20.5 feet Northeasterly from the most Southerly corner of said Lot 2; thence North 50°55' West at right angles to Klamath Avenue a distance of 110.0 feet; thence North 39°05' East parallel with Klamath Avenue a distance of 29.5 feet; thence South 50°55' East at right angles to Klamath Avenue a distance of 60.0 feet; thence North 39°05' East parallel with Klamath Avenue a distance of 9.0 feet; thence South 50°55' East at right angles to Klamath Avenue a distance of 50.0 feet to the Northwestern line of Klamath Avenue; thence South 39°05' West along said line a distance of 38.5 feet to the point of beginning.

(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 \$ \_\_\_\_\_. 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 January 2001; 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.

Arnold D. Ellis  
Arnold D. Ellis

Janice A. Ellis  
Janice A. Ellis

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 26 2001,  
by Arnold D. Ellis and Janice A. Ellis

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



Mary Diane Medill  
Notary Public for Oregon  
My commission expires April 6, 2004

K21-