

GRANTOR NAME AND ADDRESS: Terry J. Minchinton and Marilyn E. Minchinton
5001 Laurelwood Dr., Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS : Terry J. Minchinton, Jr.
2336 Home St., Klamath Falls, OR 97601

oc
et.

AFTER RECORDING RETURN TO: Neal G. Buchanan
435 Oak Ave., Klamath Falls, OR 97601

SEND TAX STATEMENTS TO: Terry J. Minchinton, Jr.
2336 Home St., Klamath Falls, OR 97601

BARGAIN AND SALE DEED - STATUTORY FORM

TERRY J. MINCHINTON and MARILYN E. MINCHINTON, Husband and Wife, Grantor, convey to TERRY J. MINCHINTON, JR., Grantee, an undivided one-third interest in the following described real property situated in Klamath County, Oregon, to-wit:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the South line of Home Avenue 200 feet: East from the Southeast corner of its intersection with Division Street; thence Southerly at right angles to Home Avenue to the North line of the alley running through Block 123; thence Easterly along the North line of said alley 50 feet; thence Northerly 120 feet to the South line of Home Avenue; thence Westerly along the Southerly line of Home Avenue 50 feet to the Point of Beginning. Excepting therefrom that portion lying within the U.S.R.S. Division Canal.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being for estate planning purposes.

DATED this 6th day of February, 2001.

Terry J. Minchinton
TERRY J. MINCHINTON

Marilyn E. Minchinton
MARILYN E. MINCHINTON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 6th day of February, 2001 by Terry J. Minchinton and Marilyn E. Minchinton.

Marsha Cobine
NOTARY PUBLIC FOR OREGON
My commission expires: 11-7-03



State of Oregon, County of Klamath
Recorded 02/07/01, at 9:53a.m.
In Vol. M01 Page 4889
Linda Smith,
County Clerk Fee \$ 21⁰⁰