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2001 FEB 28 PM 3:16

Vol M01 Page 8180

STATE OF OREGON.

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RAMONA MC LENDON

8524 CALAIS CIRCLE

SACRAMENTO, CA 95828

Grantor's Name and Address

WALTER L. MODEN & DONNA MODEN

4747A S. SIXTH STREET

KLAMATH FALLS OR 97603

Grantee's Name and Address

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

WALTER L. MODEN & DONNA MODEN

4747A S. SIXTH STREET

KLAMATH FALLS OR 97603

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

WALTER L. MODEN & DONNA MODEN

4747A S. SIXTH STREET

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/28/01, at 3:16 p.m.In Vol. M01 Page 8180

Linda Smith.

County Clerk Fee \$ 21.00

Deputy.

MTC 52655-KR

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RAMONA MC LENDON

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

WALTER L. MODEN & DONNA MODEN, 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:

The NW1/4 of the NW1/4 of the NW1/4 of Section 11, Township 29 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM the following portions thereof:

Those portions conveyed to Noel A. Turner and Margaret Turner, his wife, by Deed recorded July 22, 1930 in Volume 90 at page 475; by Deed recorded July 24, 1930 in Volume 90 at page 487; by Deed recorded May 22, 1941 in Volume 138 at page 163; by Deed recorded May 22, 1941 in Volume 138 at page 165; That portion conveyed to Curtis W. Cramer by Deed recorded May 27, 1941 in Volume 138 at page 234; that portion conveyed to S.J. Tucker by Deed recorded November 4, 1946 in Volume 198 at page 63; and those portions conveyed to A.M. Gibson by Deed recorded May 17, 1951 in Volume 247 at page 260, all in the Microfilm Records of Klamath County, Oregon;

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Ezell Avenue.

(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 January 13, 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.

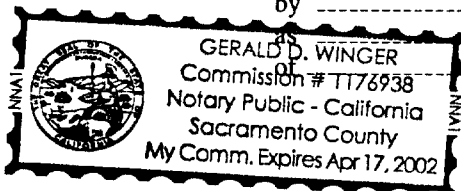
Ramona McLendon
RAMONA MC LENDON

CALIFORNIA

STATE OF OREGON, County of SACRAMENTO ss.This instrument was acknowledged before me on January 13, 2001by RAMONA MC LENDON

This instrument was acknowledged before me on

by



Gerald D. Winger
Notary Public for Oregon California

My commission expires 4/17/2002