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2001 MAR -7 PM 3: 32

Aaron G. Rinehart

5311 Shasta Way

Klamath Falls, Or 97603

Grantor's Name and Address

Aaron G. and Toni L. Rinehart

5311 Shasta Way

Klamath Falls, Or 97603

Grantee's Name and Address

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

Aaron G. & Toni L. Rinehart

5311 Shasta Way

Klamath Falls, Or 97603

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

Same

SPACE RESERVED
FOR
RECORDER'S USE

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STATE OF OREGON,

County of _____ } ss.

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

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

MTC 53299-LB

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Aaron G. Rinehart

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Aaron G. Rinehart and Toni L. Rinehart, as tenants by the entirety, hereinafter 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:

See attached Exhibit "A" Legal Description

(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 \$ -0-. 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 March 2, 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.

Aaron G. Rinehart
Aaron G. Rinehart

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on
by Aaron G. Rinehart

This instrument was acknowledged before me on
by _____
as _____



Linda L. Baughman
Notary Public for Oregon
My commission expires 3-15-04

2600

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the West 1/2 of Lot 64 FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on the South lot line of said Lot 64, FAIR ACRES SUBDIVISION NO. 1, that is 20 feet East of the Southwest corner of said lot; thence North and parallel to the West line of said lot, 118 feet to a point; thence East and parallel to the South line of said lot, 65 feet to a point; thence South and parallel to the West line of said lot, 118 feet to a point; thence West along the South line of said lot, 65 feet to the point of beginning.

TOGETHER WITH an easement and right of way as created by Warranty Deed recorded October 12, 1959 in Volume 316 at page 484, Records of Klamath County, Oregon, over and across that part of the West 1/2 of Lot 64, FAIR ACRES SUBDIVISION NO. 1, described as follows: Beginning at the SW corner of said Lot 64, FAIR ACRES SUBDIVISION NO. 1, thence North along the West line of said lot, 118 feet to a point; thence East and parallel with the South line of said lot, 20 feet to a point; thence South and parallel to the West side of said lot, 118 feet to a point; thence West along the South line of said lot, 20 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 03/07/01, at 3:32 pm.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰