

NN

01 APR 3 AM 11:19

Vol M01 Page 13552STATE 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.

SPACE RESERVED
FOR
RECORDER'S USE

MTC 1396-2615

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Ken Ahrens and Nikki Ahrens, as tenants by the entirety and Joseph Sisneros and Kay Sisneros, as tenants by the entirety, all as tenants in common hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ken Ahrens and Nikki Ahrens, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Acct 3809019CD09000

Acct 175321

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 23, 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.

Ken Ahrens

Nikki Ahrens

Joseph Sisneros

Kay Sisneros

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on _____, by _____ as _____ of _____

* SEE ATTACHED NOTARY CERTIFICATE *

Notary Public for Oregon

My commission expires _____

LEGAL DESCRIPTION**PARCEL 1**

A parcel of land situated in Lot 13, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and a portion of Oregon Avenue vacated by City Ordinance 5045, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 13; thence North 03 degrees 03' 30" West, along the Northerly projection of the West line of said Lot 13, 16.00 feet to a 1/2" iron pin; thence South 12 degrees 52' 15" East 161.21 feet to a 1/2" iron pin marking the Southeast corner of said Lot 13; thence South 86 degrees 45' 10" West along the Southerly line of said Lot 13, 27.48 feet to a 1/2" iron pin marking the Southwest corner of said Lot 13; thence North 03 degrees 03' 30" West along the West line of said Lot 13, 142.94 feet to the point of beginning.

ALSO

Lot 14, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said Lot 14 by Order of Vacation recorded March 16, 1959 in Volume 310 at page 496, Deed Records of Klamath County, State of Oregon.

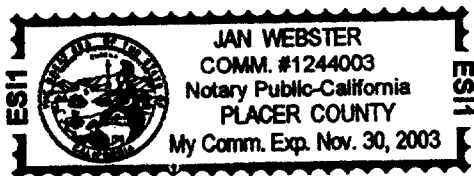
State of California

County of Placer

On March 23, 2001 before me, Jan Webster, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Joseph Sineras and Kay Sineras
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity (ies), and that by ~~his~~ her ~~their~~ signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.



WITNESS my hand and official seal.

Jan Webster
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Bargain and Sale Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

March 23, 2001
DATE OF DOCUMENT

Ken Ahrens & Nikki Ahrens
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Placer

} ss.

On March 28th, 2001

Date

before me, Amy Sibley

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Kenneth and Nikki Ahrens

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ /they executed the same in ~~his~~ ~~her~~ /their authorized capacity(ies), and that by ~~his~~ ~~her~~ /their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Amy Sibley
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale deedDocument Date: March 23, 2001 Number of Pages: 2Signer(s) Other Than Named Above: Joseph Sisneros

Capacity(ies) Claimed by Signer

Signer's Name: _____

☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

State of Oregon, County of Klamath
 Recorded 04/03/01, at 11:19a. m.
 In Vol. M01 Page 13552
Linda Smith,
 County Clerk Fee \$ 36.00