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'01 APR 6 PM 1:04

Vol M01 Page 14252STATE 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

Grantor's Name and Address

Grantee's Name and Address

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

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

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Richard G. Lee - Sharon G. Lee

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Barrett Cooper and Donna R. Cooper, husband and wife, 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:

~~Lot 23 in Block 45 of Klamath Falls Forest Estates Hwy 66 Unit, Plot #2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon~~

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

(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 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. ② (The sentence between the symbols ①, 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 April 4, 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.

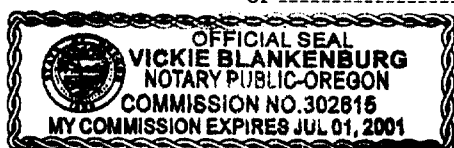
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Richard G. Lee by Sharon G. Lee  
as his attorney-in-fact

Sharon G. Lee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 4, 2001  
by Donna B. Cooper and Donna R. Cooper for  
Richard G. Cooper as his attorney-in-fact

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Vickie Blankenburg  
Notary Public for Oregon  
My commission expires 7/01/01

Parcel I:

Lot 23, Block 45 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT # 2, in the County of Klamath, State of Oregon.

Except the following described tract:

Beginning at a point on the line common to said Lots 23 and 24, Block 45 of said plat, from which the Northerly corner common to said lots 23 and 24, Block 45 bears North 42°47'47" East 236.20 feet; thence South 48°25'05" East 77.50 feet; thence South 43°44'53" West 161.53 feet to a point on the Southwesterly line of said Lot 23; thence North 47°12'13" West, along said Southwesterly line 74.80 feet to the Southerly corner common to said Lots 23 and 24, Block 45; thence North 42°47'47" East 159.86 feet to the point of beginning.

Parcel II:

That portion of Lot 24, Block 45 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT # 2, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northerly corner common to said Lots 23 and 24, Block 45 of said plat; thence South 42°47'47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48°25'05" West 56.52 feet; thence North 42°47'47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82°55'26" East 69.60 feet to the point of beginning.

We, the undersigned Richard G. Lee and Sharon G. Lee do hereby acknowledge that the above legal description shall be attached to the deed as that legal description to 6876 Teal, Bonanza. We further acknowledge and agree to hold Aspen Title & Escrow harmless as Title Insurer and Escrow Agent for said legal. Aspen Titles only function is to affix this legal to the deed and record as an accommodation through Escrow No. 01052767 to put above property in the name of Darren Cooper and Donna Cooper.

*Richard G. Lee by Sharon G. Lee*  
 RICHARD G. LEE SHARON G. LEE  
*as his attorney in fact*

State of Oregon, County of Klamath  
 Recorded 04/06/01, at 1:04pm.  
 In Vol. M01 Page 14252  
 Linda Smith,  
 County Clerk Fee\$ 24