

BARGAIN AND SALE DEED

STEVE GARRETT, Grantor, conveys to FRIEDA E. GARRETT, Grantee, the following described real property:

BLOCK 9, WAGON TRAIL ACRES, 2<sup>ND</sup> ADDITION, KLAMATH COUNTY, OREGON

and more commonly known as 152519 Wagon Trail Road, LaPine, Klamath County, Oregon.

The true and actual consideration for this conveyance is the legal separation of the parties' marriage and other valuable consideration.

Until a change is requested, tax statements shall be sent to Grantee at the following address:

Frieda E. Garrett  
152519 Wagon Trail Road  
LaPine, Oregon 97739

After Recording, return to:

*pr.* Frieda E. Garrett  
152519 Wagon Trail Road  
LaPine, Oregon 97739

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.

The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence and which limit lawsuits against farming or forest practices as defined in ORS 93.930 in all zones. 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 existence of fire protection for structures.

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Grantee has had the opportunity to inspect the property as to environmental hazards or defects. Grantee hereby assumes the responsibility for any environmental hazards or defects and will hold Grantor harmless from any costs of inspection, removal, or any other expenses in connection with the pollution hazard.

DATED 2 April, 2000.

Steve Garrett  
Steve Garrett  
Grantor

STATE OF OREGON )  
County of ~~Klamath~~ ) ss. Apr. 2, 2001.  
Deschutes )

Personally appeared the above named Steve Garrett and acknowledged the foregoing to be his voluntary act and deed.  
Before me:

Linda Kerr  
Notary Public for Oregon  
My Commission Expires: 8/28/01



State of Oregon, County of Klamath  
Recorded 04/30/01, at 8:55 a.m.  
In Vol. M01 Page 19022  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>