

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
Robert A. Woldt

Until a change is requested all tax statements shall be sent to the following address:
Robert A. Woldt

Vol. M01 Page 42297

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **ROBERT A. WOLDT and GLADYS M. WOLDT**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **ROBERT A. WOLDT, AN ESTATE IN FEE SIMPLE**, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:


Beginning at the most Northerly corner of Lot 1, Block 1, First Addition to Valley View, in the County of Klamath, State of Oregon; thence South 26° 34' 18" East 144.64 feet to a 1/2 inch iron pin; said point being the Southeasterly corner of that certain parcel described in Volume M-85 at Page 21297, Microfilm Records of Klamath County, Oregon, said point also being the true point of beginning for this description; thence continuing South 26° 34' 18" East 9.85 feet to a 5/8 inch iron pin; thence South 54° 56' 30" East 86.33 feet to a 5/8 inch iron pin; thence North 73° 50' 20" East 145.61 feet to a 5/8 inch iron pin; thence North 73° 49' East 124.82 feet, more or less to the West line of Patterson Street; thence Northerly following said West line of Patterson Street 105 feet; thence South 87° 46' 00" West parallel with the South line of Hilyard Avenue right of way (unconstructed) 325 feet, more or less, to a point on the East line of that certain parcel described in Volume M-85 at Page 21297, Microfilm Records of Klamath County, Oregon; thence South along said East line to the point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ To convey Title Only
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument Aug 21, 2001; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


ROBERT A. WOLDT


GLADYS M. WOLDT

STATE OF OREGON,)
County of Klamath) ss.

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this)
by) president, and by)
secretary of) a corporation, on behalf)
of the corporation.

The foregoing instrument was acknowledged before me this Aug 21, 2001, by Robert A. Woldt & Gladys M. Woldt
Vickie Blankenburg
Notary Public for Oregon

(SEAL)

My commission expires: 7/01/05

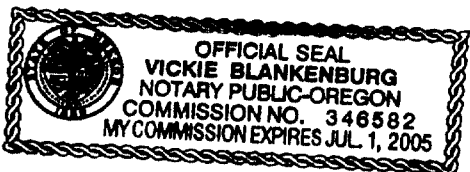
Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation, affix corporate seal)

BARGAIN AND SALE DEED
ROBERT A. WOLDT AND GLADYS M. WOLDT, as grantor
and
ROBERT A. WOLDT, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00053417



State of Oregon, County of Klamath
Recorded 08/21/01 at 2:47p m.
In Vol. M01 Page 42297
Linda Smith,
County Clerk Fee \$ 21.60