

NN
01 SEP 11 AM 11:55Vol M01 Page 46174
STATE OF OREGON, _____ } ss.

WYATT D. LEDBETTER
581 S. 71st ST.
Springfield, OR 97478
Grantee's Name and Address
Joseph S. EDGAR
3370 Lake Forest Rd
CHILQUIN, OR 97624
Grantee's Name and Address

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

Joseph S. EDGAR
3370 Lake Forest Rd
CHILQUIN, OR 97624

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/11/01 at 11:55 a.m.

In Vol. M01 Page 46174

Linda Smith,

Deputy.

County Clerk Fee \$ 21⁰⁰

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

WYATT D. LEDBETTER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Joseph S. EDGAR

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:

BUENA VISTA ADDITION Lot 1,
3809 19 CC 4900 Lot 1
2550 HAWKINS ST.
KLAMATH FALLS.

(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 \$ 140,000.00. [Ⓢ] 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 Sept 10, 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.

Wyatt D. Ledbetter

STATE OF OREGON, County of KLAMATH

ss.

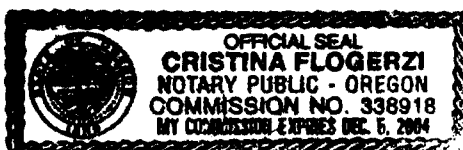
This instrument was acknowledged before me on September 10, 2001by Wyatt D. Ledbetter

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Cristina Flogerzi
Notary Public for Oregon
My commission expires 120504