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BARGAIN AND SALE DEED

Vol M01 Page 53985

Grantor: **Carroll Zon Gerbert, as guardian for Kit (VT) Johnson, aka VT Kit Johnson**

Grantee: **Billy Cox and Kathleen Cox, husband and wife**

After recording, return & send tax statements to: *OK* **Billy and Kathleen Cox
1276 Lakeshore Drive
Klamath Falls, OR 97601**

Consideration: **\$0.00 - Other good and valuable consideration**

KNOW ALL MEN BY THESE PRESENTS, That **Carroll Zon Gerbert, as guardian for Kit (VT) Johnson, aka VT Kit Johnson**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Billy Cox and Kathleen Cox, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

This deed is given pursuant to a court order authorizing the guardian to make this transfer in Klamath County Circuit Court Case #9901236CV. Said order was dated July 12, 2001.

This deed is given to complete Klamath County Planning Department Lot Line Adjustment approval in matter 16-01 dated October 2, 2001.

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 \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

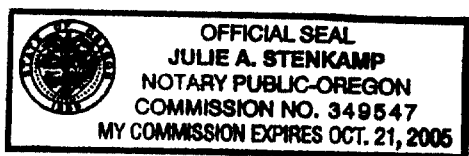
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 this 23 day of October, 2001; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Carroll Zon Gerbert

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on October 23, 2001 by Carroll Zon Gerbert, as guardian for Kit (VT) Johnson, aka VT Kit Johnson.



Julie A. Stenkamp
Notary Public for Oregon
My Commission Expires: 10/21/05

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26v

53986

OWNERS

DENNIS ENSOR O.L.S. C.W.R.E.
SANDIE ENSOR**TRU SURVEYING, INC. LINE**2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691JOHN HEATON L.S.T.
CHAD ENSOR L.S.T.

OCTOBER 04, 2001

LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 16-01"

A TRACT OF LAND BEING A PORTION OF LOT 33B OF "LAKE SHORE GARDENS", SITUATED IN THE NW1/4 SE1/4 OF SECTION 25, T38S, R8EW, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER COMMON TO LOTS 32B AND 33B OF "LAKE SHORE GARDENS"; THENCE N49°09'00"W, ALONG THE SOUTHWEST LINE OF SAID LOT 33B, 3.55 FEET; THENCE N37°06'21"E 341.94 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 33B; THENCE S69°05'57"E 1.88 FEET TO THE NORTHEASTERLY CORNER COMMON TO SAID LOTS 32B AND 33B; THENCE S36°48'58"W 342.70 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE MAP OF "PROPERTY LINE ADJUSTMENT 16-01" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

Dennis A. Ensor
DENNIS A. ENSOR O.L.S. 2442

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

EXPIRES 12/31/01

State of Oregon, County of Klamath
Recorded 10/24/01 at 8:46 a.m.
In Vol. M01 Page 53985
Linda Smith,
County Clerk Fee\$ 26⁰⁰