

01 OCT 25 PM 3:20



After recording return to:

Steven A. LeMarr

2394 California

Klamath Falls, OR 97601

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

Same as above

Escrow No. K57615B

Title No. K57615B

THIS SPACE RESERVED FOR RECORDER'S USE

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STATUTORY BARGAIN AND SALE DEED

Steven A. LeMarr, Grantor, conveys to Steven A. LeMarr and Sharon L. LeMarr, Husband and Wife,
Grantee, the following described real property:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as
though fully set forth herein.

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 true consideration for this conveyance is \$n/a (Here comply with the requirements of ORS 93.030)

Dated this 22, day of October, 2001.

Steven A. LeMarr

Steven A. LeMarr

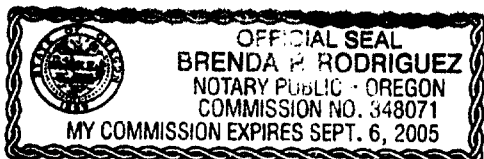
Steven A. LeMarr

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 22 day of October, 2001
by Steven A. LeMarr



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-05

54713

EXHITIT "A"

The following described real property situate in Klamath County, Oregon.

A tract of land situated in Lot 1, Block 40, Buena Vista Addition, to the City of Klamath Falls, also a part of the vacated portion of Oregon Avenue adjacent thereto, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 40, Buena Vista Addition; thence North $31^{\circ}17'$ West 50 feet to the true point of beginning; thence continuing North $31^{\circ}17'$ West 26.77 feet, more or less to the North line of the vacated portion of Oregon Avenue (said Oregon Avenue vacated by instrument recorded May 23, 1956, in Deed Volume 283 page 315); thence North $83^{\circ}21'$ West 126.40 feet more or less to the beginning of a 20 foot radius curve to the left; said point of beginning being Easterly 20 feet from a line drawn Northerly at right angles to the Southerly line of Oregon Avenue at the Northwest corner of Lot 1, Block 40 of said Addition; thence Southwesterly along the arc of said curve to the end of said curve; thence Southwesterly 20 feet to the Northwest corner of said Lot 1, Block 40 in said Addition; thence Southeast along the Southwest line of said Lot and Block in said Addition to a point that is 50 feet Northwesterly from the Southwest corner of said Lot and Block in said Addition; thence North $58^{\circ}44'$ East 140 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/26/01 at 2:20 p. m.
In Vol. M01 Page 54712
Linda Smith,
County Clerk Fee\$ 26⁰⁰