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ASPEN 3031

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59218



STATE OF OREGON,

} ss.

GLADE P. FRITON

P O BOX 34

CHRISTMAS VALLEY, OR 97641

Grantor's Name and Address

GLADE P. FRITON

P O BOX 34

CHRISTMAS VALLEY, OR 97641

Grantee's Name and Address

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

GLADE FRITON

PO BOX 34

CHRISTMAS VALLEY, OR 97641

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

GLADE FRITON

PO BOX 34

CHRISTMAS VALLEY, OR 97641

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/19/01 2:51 p m.

In Vol. M01, Page 59218

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GLADE FRITON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GLADE FRITON AND JEFFREY S. SHEPHERD NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, 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:

SEE ATTACHED EXHIBIT "A"

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This recording has been requested of ASPEN TITLE & ESCROW, INC.

(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 \$ VESTING ONLY. 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 11-16-01; 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.

STATE OF OREGON, County of Deschutes

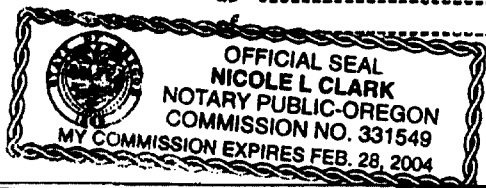
This instrument was acknowledged before me on 11-16-01

by Glade Friton

This instrument was acknowledged before me on

by

as



Notary Public for Oregon
My commission expires

EXHIBIT "A"

From a starting point commencing on the southeasterly boundary of Main Street, extended, 15 feet southwesterly from the intersection of the southerly boundary of the N1/2 NW1/4 SE1/4 SW 1/4 of Section 30, Township 24 South, Range 9 EWM (said southerly boundary being also the southerly boundary line of the Ranger Station in Crescent, Oregon) and the said southeasterly boundary of Main Street, extended; thence southeasterly and at right angles with said Main Street, extended, a distance of 90 feet; thence southwesterly parallel with said main Street, extended, a distance of 88 feet; thence northwesterly and at right angles with said Main Street, extended, a distance of 90 feet, to the southeasterly boundary of said Main Street, extended, thence northeasterly along the southeasterly boundary of said Main Street, extended, a distance of 88 feet more or less to the point of beginning; all of said premises being in the SE1/4 SW1/4, Section 30, Township 24 South, Range 9 EWM, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: a non-exclusive easement for ingress and egress for so long a period as the First Baptist Church of Crescent shall own and use lands across from the Southeast corner of the above-described real property, corner measuring 10 feet North along the boundaries from the SE corner, 10 feet West along south boundary from the SE corner, and the triangle being completed by the hypotenuse.

SUBJECT TO patent reservations, restrictions, reservations, easements and rights of way of record.