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Kathleen Marie Bainbridge

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Jeanne Marie Bainbridge

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

See concurrent warranty deed

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/01/2002 3:26 p. m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

sp.uty.

MTL 55762-TA

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kathleen Marie Bainbridge

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Jeanne Marie Bainbridge, Jason Lee Bainbridge, John H. Bainbridge

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" made a part hereof and incorporated herein

Also known as 1722 Logan Street/Klamath Falls, OR. 976003

(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 \$ -0- . 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 Φ , 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 January 29, 2002; 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.

Kathleen Marie Bainbridge

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 29, 2002 by Phyllis Wisniewski

This instrument was acknowledged before me on

NOTARIAL SEAL

PHYLLIS WISNIEWSKI, Notary Public
Exeter Twp, Berks Co.
My Commission Expires 6-14-2004Notary Public for Oregon PA
My commission expires 6-14-04

EXHIBIT "A"

Beginning at a point on the East line of Lot 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 100 feet South of the Northeast corner of said lot, said point of beginning being on the West line of Logan Street, 100 feet South of its intersection with the South line of Shasta Way; thence West parallel to the North line of Lot 6, 100 feet; thence South parallel to the West line of Lot 6, 75 feet; thence East parallel to the North line of Lot 6, 100 feet to the West line of Logan Street; thence North to the point of beginning.