

02 FEB 15 PM 3:07

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Cecil James and Mildred James

Grantor's Name and Address

Charles G. Solomon and
Gloria J. Solomon

Grantee's Name and Address

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

Mr and Mrs Charles G. solomon

Until requested otherwise, send all tax statements to (Name, Address, Zip):
same as aboveSPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal this

State of Oregon, County of Klamath

Recorded 02/15/2002 3:07 p m.

Vol M02, Pg 9417-18

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Cecil James and Mildred James, Trustees of the James Family Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Christopher G. Solomon and Gloria J. Solomon, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

see legal description attached hereto and made a part hereof

(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 \$. 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 February 14, 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.

Cecil James, Trustee

Mildred James, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on February 14, 2002

by

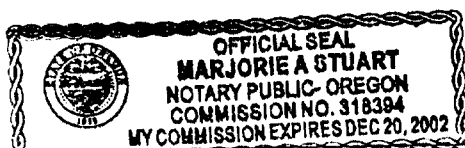
cecil James and Mildred James

as

trustees

of

James Family Trust



Notary Public for Oregon

My commission expires 12-20-02

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of property located in Lot 4, Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; thence East along the North line of said Lot 4, a distance of 102.13 feet to the Northeast corner of said Lot 4; thence South 05 degrees 06' 18" East along the East line of said Lot 4, a distance of 55.69 feet; thence South 84 degrees 53' 42" West a distance of 107.51 feet, to a point on the West line of said Lot 4; thence North, along the West line of said Lot 4, a distance of 65.04 feet to the point of beginning.