

BARGAIN AND SALE DEED**Grantors:** Teresa Lynn Shovah and Lester Gerald Shovah**Grantee:** Teresa Lynn Shovah**Consideration:** Dissolution of Marriage Judgment - Property Settlement Only

After recording, return to: Teresa Lynn Shovah
 939 Alameda Avenue
 Klamath Falls, Oregon 97601

State of Oregon, County of Klamath

Recorded 03/13/2002 2:46 p m.Vol M02, Pg 14967-68

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

KNOW ALL MEN BY THESE PRESENTS, that Teresa Lynn Shovah and Lester Gerald Shovah, hereinafter called Grantors, for the consideration hereinafter stated, to Teresa Lynn Shovah, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto Grantee and 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 the County of Klamath, Klamath Falls, Oregon, described as follows, to-wit:

PARCEL 1: The Southerly one-half of the Westerly 40 feet of Lot 5, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2: Beginning at the Northerly line of Alameda Street at the Southeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northerly along the line between Lots 5 and 6 of said Block 17 a distance of 60 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence southerly in a straight line to the Northerly line of Alameda Street (which is also the Southerly line of said Lot 6) to a point which is 27.8 feet Westerly along the Southerly line of said Lot 6 from the point of beginning; thence Easterly along the Southerly line of Lot 6 to the point of beginning, being a portion of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, also being the Easterly one-half of the property described in Deed recorded in Volume 248 at Page 518, Deed Records of Klamath County, Oregon.

PARCEL 3: A portion of Lot 6, Block 17 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Southerly line of Portland Street at the Northeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southerly along the line between Lots 5 and 6 of said Block 17, a distance of 96.2 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Northerly 98.3 feet to the Southerly line of Portland Street at a point midway between the Northeasterly corner and the Northwesterly corner of said Lot 6; thence Easterly along the Southerly line of Portland Street 39.1 feet to the point of beginning.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this transfer, is the Judgment of Dissolution of Marriage in Klamath County Circuit Court Case No. 01-02753CV in which the court ordered the sole interest in the above-described real property to be given to Teresa Lynn Shovah..

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 13th day of March, 2002.

STATE OF OREGON)

) ss.

County of Klamath)

Teresa Lynn Shovah
Teresa Lynn Shovah

This instrument was acknowledged before me on the 13th day of March, 2002.



Kathy A. Dillon
Notary Public for Oregon
My Commission Expires: 7/24/05

Lester Gerald Shovah
Lester Gerald Shovah

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on the 31st day of January, 2002.



Christine Nist
Notary Public for Oregon

My Commission Expires: 6-27-04