

NN

Vol M02 Page 20686

STATE OF OREGON,

1 ss

02 APR 8 PM 3:09
Russell SmithGrantor's Name and Address
Kathlene Ball

Grantee's Name and Address

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

Kathlene Ball
2920 Shell Beach Road
Pismo Beach, CA 93449

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

Kathlene Ball
2920 Shell Beach Road
Pismo Beach, CA 93449SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/08/2002 3:09 p m.

Vol M02, Pg 20686

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

MTC 1396-3813

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Russell Smith

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Kathlene Ball

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:

Beginning at the most Southerly corner of Lot 6, Block 12 of First Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Roosevelt Street 106.4 feet to the most Easterly corner of Lot 7, in said Block 12; thence Northwesterly at right angles to Roosevelt Street along the line between Lots 7 and 8 of said Block 12, 55 feet; thence Southwesterly parallel with Roosevelt Street 106.4 feet to the Southerly line of Lot 6 and Easterly line of 4th Street; thence along the Southerly line of Lot 6 and the Easterly line of 4th Street, 55 feet to the point of beginning; being a part of Lots 6 and 7, Block 12, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 12,000.00

Actual consideration consists of ☒ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ☐ and ☐ 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 April 8, 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 8, 2002

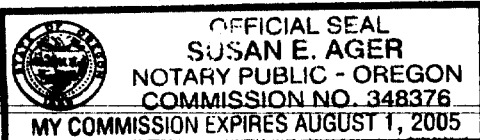
by Russell Smith

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires August 1, 2005