

NN
02 APR 17 AM 9:48Vol M02 Page 22459
STATE OF OREGON.

MICHAEL GOLDMAN

1020 HANKS ST

KLAMATH FALLS, OR 97601

Grantor's Name and Address

JEREMY GOLDMAN

2436 ORCHARD AVE

KLAMATH FALLS, OR 97601

Grantee's Name and Address

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

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

SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 04/17/2002 9:48a m.
Vol M02, Pg 22459-60
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2
puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

MICHAEL GOLDMAN

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

JEREMY STEVEN GOLDMAN

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:

2436 ORCHARD AVE
KLAMATH FALLS, OR 97601ALL THAT PORTION OF LOTS 19 & 20 OF SUBDIVISION
FLAT OF BLOCK 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED
AS FOLLOWS:Beginning at a point on the southerly line of Orchard Ave,
which point is 18 feet EAST of the Northwest corner of said LOT 20,
and running thence southwesterly at an angle of 104 degrees 30'
with the southerly line of Orchard Ave, 98.3 feet, more or less to the
southwesterly line of LOT 20; thence southeasterly along the southwesterly
boundary of LOT 20, 9 feet, more or less to the Southeast corner of LOT 20;
thence continuing on same course 9 feet along the southerly line of LOT 19;
thence northeasterly to a point on the southerly line of Orchard Ave
(OVER)

(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 \$ WITH LOVE. © 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 4/17/02; 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.

Michael Goldman

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 ss.This instrument was acknowledged before me on April 17, 2002
by Michael Goldman

This instrument was acknowledged before me on _____

by _____
as _____
of _____Twila Pellegrino
Notary Public for Oregon
My commission expires 1-12-2003

26 CA

6 feet West of the Northwesterly corner of
lot 20; thence Northwesterly along the Southerly line
of Archard Ave, 38 feet to the point of beginning