

02 APR 26 PM 2:54

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
KENNETH S. DUGAN and VIRGINIA DUGAN
522 Pacific Terrace
Klamath Falls, Or. 97603
Until a change is requested all tax statements
shall be sent to the following address:
KENNETH S. DUGAN and VIRGINIA DUGAN
522 Pacific Terrace
Klamath Falls, Or. 97603

Vol M02 Page 24866

State of Oregon, County of Klamath
Recorded 04/26/2002 2:54 p.m.
Vol M02. Pg 24866-67
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KENNETH SCOTT DUGAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENNETH S. DUGAN and VIRGINIA DUGAN, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

*To Have and to Hold the same unto the said 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--Addition of spouse
(here comply with the requirements of ORS 93.930)*


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 April 19, 2002; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


KENNETH SCOTT DUGAN

STATE OF OREGON,)
) ss.
County of Klamath)

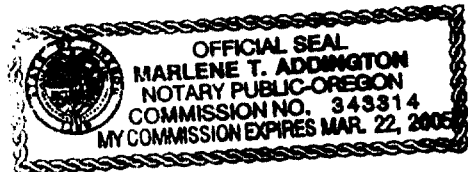
The foregoing instrument was acknowledged before me on this
25th day of April 2002, by Kenneth Scott Dugan.


Notary Public for Oregon

My commission expires: 3-22-05

BARGAIN AND SALE DEED
KENNETH S. DUGAN, as grantor
and

KENNETH S. DUGAN and VIRGINIA DUGAN, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054428

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Exhibit A

PARCEL 1:

Lots 19D, 20A, 20B, 20C, 20D and 20E, Block 5, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Lots 5 to 16 inclusive in Block 3 and Lots 4 to 11 inclusive in Block 4, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, AND ALSO the vacated alley through Block 4 of said HOLLISTER ADDITION; AND

ALSO that portion of Block 15 of RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the latest recorded plat thereof, lying between the Southeasterly extension of the Northeasterly line of Seventh Street and the Northeasterly extension of the Northwesterly line of Lot 10, Block 4, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, being a strip of land one foot in width and 142 feet, more or less, in length; AND

ALSO, that portion of Block 15 of RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the latest recorded plat thereof, lying between the Northeasterly extension of the Southeasterly line and the Southeasterly extension of the Northeasterly line of Lot 4, Block 4, HOLLISTER ADDITION TO THE CITY OF THE KLAMATH FALLS, being a strip of land one foot in width and 27 feet, more or less, in length; AND

ALSO, that portion of vacated Willow Avenue lying between Block 3 and 4, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and described as follows:

Beginning at the intersection of the Northwesterly line of Willow Avenue with the Northeasterly line of Seventh Street; thence Northerly along the Northwesterly line of Willow Avenue, a distance of 156 feet to the Northeasterly corner of Lot 16, Block 3, HOLLISTER ADDITION; thence Southeasterly at right angles to Willow Avenue, a distance of 70.0 feet to the Northwesterly corner of Lot 4, Block 4, HOLLISTER ADDITION; thence Southwesterly along the Southeasterly line of Willow Avenue, a distance of 156 feet to the Northeasterly line of Seventh Street; thence Northwesterly along the Northeasterly line of Seventh Street, a distance of 70.0 feet to the point of beginning.

PARCEL 3:

Lots 17, 18, 19 and 20, Block 3, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, AND ALSO the Northwesterly 35 feet of vacated Willow Avenue adjacent to said Lots 17, 18, 19 and 20, Block 3, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 4:

The Southeasterly 35 feet of vacated Willow Avenue, adjacent to Lots 1, 2 and 3, Block 4, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 5:

Lot 1, Block 3, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 6:

That portion of Block 15 of the SUPPLEMENTAL PLAT OF RAILROAD ADDITION, lying between the Northeasterly extension of the Northwesterly line of Lot 10, Block 4, HOLLISTER ADDITION and the Northeasterly extension of the Southeasterly line of Lot 4, Block 4, HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.