

02 MAY 21 AM 9:18

Vol M02 Page 30012

Harvey L. Spears & Gretchen E. Spears

570 North Roberta
Lakeview, OR 97630

Grantor's Name and Address

Angel Mt. LLC

PO Box 5107

Klamath Falls, OR 97601

Grantee's Name and Address

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

Angel Mt. LLC

PO Box 5107

Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 05/21/2002 9:18 AMVol M02, Pg 30012

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

By

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Harvey L. Spears & Gretchen E. Spearshereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Angel Mt. LLChereinafter 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 attached marked "Exhibit A" and by this reference incorporated here in.

"Exhibit A"

All that portion of Block 26 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, lying South of the following described line: Commencing at the intersection of the centerlines of Shelley Street and Johnson Street; thence Southerly 952.78 feet, along the centerline of Johnson Street; thence Westerly 115.00 feet, at right angles to Johnson Street, to a 1/2" rebar, said point being the True Point of Beginning; thence continuing on said line 105.30 feet to a 1/2" rebar on the West line of Block 26.

(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 \$ 20,000.00. 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 May 7, 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.

Harvey L. Spears
Harvey L. Spears
Gretchen E. Spears
Gretchen E. Spears

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 7, 2002 ss.
by Harvey L. Spears and Gretchen E. Spears

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Angela M Trainor
Notary Public for Oregon
My commission expires 11-5-04

21