

02 MAY 22 PM 3:12

After recording, return to:  
Tim Cramblit  
37546 Wallace Creek Road  
Springfield, OR. 97478

Vol M02 Page 30514

Until change, tax statement shall  
be sent to:

State of Oregon, County of Klamath  
Recorded 05/22/2002 3:12 p.m.  
Vol M02, Pg 30514-16  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

(SAME AS ABOVE)

## BARGAIN AND SALE DEED

Walton H. Reeve and Betty J. Kurtz, Grantor

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

Tim Cramblit and Cynthia Cramblit, as tenants by the entirety, Grantee

hereinafter called grantee, 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 Deschutes, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE 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 for this conveyance is TO CORRECT VESTING.

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10<sup>th</sup> day of May, 2002.

**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.**

Walton H. Reeve Betty J. Kurtz  
Walton H. Reeve Betty J. Kurtz

STATE OF Oregon, County of Marion ) ss

This instrument was acknowledged before me on May 10, 2002, by  
Betty J. Kurtz

Wendy E. Martin  
Notary Public for Oregon

My commission expires: 9-29-04



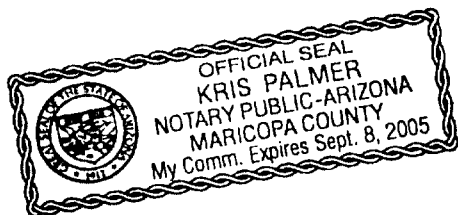
STATE OF Arizona, County of Maricopa ) ss.

On 5/17, 2002, personally appeared the herein named  
Walton H. Reeve, and acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me:

Kris Palmer  
Notary Public for AZ.

My commission expires: 9/8/05



**LEGAL DESCRIPTION  
FOR QUITCLAIM DEED FROM  
WALLY REEVE TO TIM CRAMBLIT**

April 25, 2002

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 17,  
TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH  
COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE EAST-WEST CENTER LINE OF SAID SECTION 17  
INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY 58, SAID  
POINT BEARS NORTH  $89^{\circ}22'48''$  WEST, 1873.43 FEET FROM THE CENTER ONE-QUARTER  
CORNER OF SAID SECTION 17; THENCE ALONG SAID EAST-WEST CENTER LINE OF SAID  
SECTION 17 SOUTH  $89^{\circ}22'48''$  EAST, 304.54 FEET TO A POINT OF NON-TANGENT  
CURVATURE; THENCE LEAVING SAID EAST-WEST CENTER LINE OF SAID SECTION 17 AND  
ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL  
ANGLE OF  $53^{\circ}43'48''$ , AN ARC DISTANCE OF 168.80 FEET (THE LONG CHORD OF WHICH  
BEARS SOUTH  $63^{\circ}46'06''$  WEST, 162.68 FEET) TO A POINT OF TANGENCY; THENCE SOUTH  
 $37^{\circ}55'31''$  WEST, 35.08 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID  
OREGON STATE HIGHWAY 58; THENCE NORTH  $53^{\circ}06'07''$  WEST, 171.35 FEET TO THE POINT  
OF BEGINNING.

SAID PARCEL CONTAINS 12,063 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED UPON SURVEY NUMBER 3798 ON FILE IN THE OFFICE OF THE  
KLAMATH COUNTY SURVEYOR.

