

After Recording Return to:

**TODD W. TEAFORD**

**1936 Lakeshore Drive**

**Klamath Falls, OR 97601**

Until a change is requested all tax statements shall be sent to the following address:

**TODD W. TEAFORD**

**1936 Lakeshore Drive**

**Klamath Falls, OR 97601**

State of Oregon, County of Klamath

Recorded 06/10/2002 11:10 a. m.

Vol M02. Pg 33826-27

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

**BARGAIN AND SALE DEED**

*KNOW ALL MEN BY THESE PRESENTS, That TODD W. TEAFORD AND SHARON K. TEAFORD, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TODD W. TEAFORD, AN ESTATE IN FEE SIMPLE, 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* **STO CONVEY TITLE ONLY.**  
(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 June 3, 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.*

TODD W. TEAFORD

SHARON K. TEAFORD

STATE OF OREGON, )

)

County of Klamath )

)

The foregoing instrument was acknowledged before me this On June 3, 2002 by Todd W. Teaford and Sharon K. Teaford.

Vickie Blankenburg  
Notary Public for Oregon

(SEAL)

My commission expires: **07/01/05**

STATE OF OREGON, County of )

)ss.

The foregoing instrument was acknowledged before me this )  
by , president, and by )  
secretary of a corporation, on behalf )  
of the corporation.

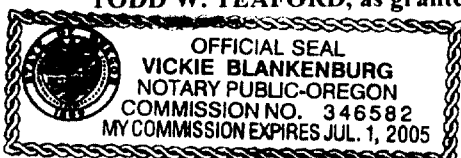
Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation,  
affix corporate seal)

**BARGAIN AND SALE DEED**  
**TODD W. TEAFORD AND SHARON K. TEAFORD, as**  
**grantor**  
**and**  
**TODD W. TEAFORD, as grantee**



This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
**Order No.: 00055091**

## Exhibit A

**PARCEL 1:**

The Westerly one-half of Lot 4 in OUSE KILA HOMESITES NO. 2, according to the duly recorded plat thereof, and more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 4, which point lies 40.1 feet Northwesterly from the Southeast corner of Lot 4, OUSE KILA HOMESITES NO. 2, Klamath County, Oregon; thence following the Southwesterly line of said Lot 4 Northwesterly along a curve to the left a distance of 40.1 feet to an iron pin which marks the Southwest corner of Lot 4; thence along the lot line common to Lots 4 and 5 (North 38° 35' East, to the most Northerly corner of Lot 4 122.5 feet); thence South 45° 20' East along the Northwesterly line of Lot 4 a distance of 47.5 feet to a point; thence South 41° 37' West a distance of 114.5 feet, more or less, to the point of beginning, all lying within the NE 1/4 NE 1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

The E 1/4 of Lot 4, OUSE KILA HOMESITES NO. 2, according to the official plat thereof on file in the Records of Klamath County, Oregon.

**PARCEL 3:**

Beginning at the most Easterly corner of Lot 1, SOUTHSORE SUBDIVISION; thence South 33° 15' West a distance of 118 feet to the Southeasterly corner of said Lot 1; thence Northwesterly along the Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence North 36° 51' East a distance of 119.6 feet, more or less, to a point on the Northeasterly line of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, 10 feet to the point of beginning.

TOGETHER WITH a water pipe for the conveyance of domestic water as set out in instrument recorded September 30, 1963 in Volume 348, Page 334, Deed Records of Klamath County, Oregon.