

After Recording Return to:

GERARDO MENDEZ and KARINA MENDEZ
2130 Herbert Street
Klamath Falls, OR 97601

Vol M02 Page 38368

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

State of Oregon, County of Klamath
Recorded 07/03/2002 3:09 p.m.
Vol M02, Pg 38368
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

02 JUL 3 PM3:09

MTC 57496

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ALBERT PEARCE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GERARDO MENDEZ and KARINA MENDEZ, as tenants by the entirety, 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:

PARCEL 2:

A tract of land situated in Lot 1, Block 11, SUPPLEMENTARY PLAT OF DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 88° 53' 51" East on the North line of said Lot 1, 4.13 feet; thence South 02° 47' 58" West parallel with the West line of said Lot 1, 38.68 feet; thence North 87° 12' 02" West, 4.13 feet to the said West line; thence North 02° 47' 58" East on said West line 38.56 feet to the point of beginning.

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 TO 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 January 11, 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.


ALBERT PEARCE

STATE OF OREGON,

)
) ss.

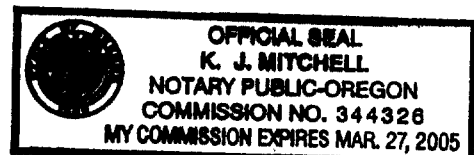
(SEAL)

County of Klamath

The foregoing instrument was acknowledged before me this
November 1-11-02, 2001, by Albert Pearce.


Notary Public for Oregon

My commission expires: 3-27-05



BARGAIN AND SALE DEED
ALBERT PEARCE, as grantor
and
GERARDO MENDEZ and KARINA MENDEZ, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00053934