

NN
02 OCT 24 AM 11:33Vol M02 Page 60702

STATE OF OREGON,

} ss.

Bettie N Madsen

112 B Paddon Rd

Watsonville CA 95076

Grantor's Name and Address

Karen Chase

744 A Buena Vista Dr

Watsonville CA 95076

Grantee's Name and Address

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

Karen Chase

744 A Buena Vista Dr

Watsonville CA 95076

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

Karen Chase

744 A Buena Vista Dr

Watsonville CA 95076

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/24/2002 11:33 a m.Vol M02, Pg 60702

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

puty.

BARGAIN AND SALE DEED

BETTIE N. MADSEN

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KAREN CHASE

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

That portion of Lot 2, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE County of Klamath, State of Oregon, as described as follows:

Beginning at the Southwest corner of Lot 2, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence in a Northerly direction along the Easterly line of California Avenue a distance of 19.63 feet to the beginning of an eleven degree, 37 minute curve to the right; thence along said curve 26.2 feet to a point on the Westerly line of said Lot 2; thence on a radial line of said curve in an Easterly direction a distance of 139.6 feet to a point on the Easterly property line of said Lot 2; thence along the Easterly property line in a Southerly direction a distance of 38.5 feet to the Southeast corner of said Lot 2; thence along the Southerly property line of said Lot 2 in a Westerly direction, a distance of 140.0 feet to the point of beginning, being a portion of said Lot 2.

Also property adjoining said property and described as follows: A strip 19.17 feet in width off the Northwesterly side of Lot 3, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

Code 1 Map 3809-29CB TL 0700

(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 \$ love & affection. 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 October 22, 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.

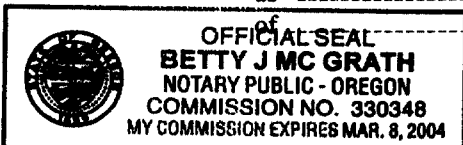
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Bettie N Madsen
Bettie N MadsenSTATE OF OREGON, County of Josephine) ss.This instrument was acknowledged before me on October 22, 2002by Bettie N Madsen

This instrument was acknowledged before me on

by

as

*Betty J Mc Grath*
Notary Public for Oregon
My commission expires 3-8-04