

02 DEC 30 PM 2:48

Vol M02 Page

76107



JULIET RICE TAX SERVICE, LLP

STATE OF OREGON,

} ss.

Grantor's Name and Address

CLAUDE S. THORNTON, ET UX

Grantee's Name and Address

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

BLAIR M. HENDERSON, ATTY.

426 MAIN STREET

KLAMATH FALLS, OR 97601

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

MR. AND MRS. CLAUDE S. THORNTON

1070 ARROWHEAD ROAD

KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/30/2002 2:48 p. m.Vol M02, Pg 76107

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JULIET RICE TAX SERVICE, LLP,

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLAUDE S. THORNTON and JUNE J. THORNTON, husband and wife, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Easterly 14 feet of Lot 68 and all of Lot 69, Roselawn, Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, including the portion of vacated Oregon Avenue lying between the first alley South of Roseway Drive and St. Francis Street Westerly side of Oregon Avenue. Also including the South one-half of the alley adjoining the property on the North as vacated in Deed Volume 307 at Page 405, recorded December 10, 1958.

(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 \$ None. [Ⓢ] 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 December 23, 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.

JULIET RICE TAX SERVICE, LLP

By: June J. Thornton
JUNE J. THORNTON, Surviving PartnerSTATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on December 23, 2002,

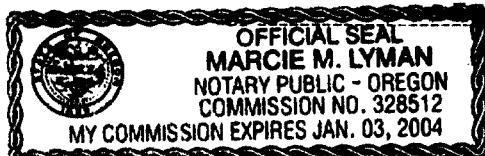
by

JUNE J. THORNTON

as

the surviving partner

Juli Rice Tax Service, LLP



Notary Public for Oregon

My commission expires

Jan 3, 2004