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TITLE NO. 0058642 *MTC*  
ESCROW NO. EU02-E8658  
TAX ACCT. NO. 145346  
MAP NO. 2407007A003400000

BARGAIN AND SALE DEED

Vol M03 Page 00456  
State of Oregon, County of Klamath  
Recorded 01/03/2003 11:35 A.m.  
Vol M03 Pg 456  
Linda Smith, County Clerk  
Fee \$ 81.00 # of Pgs 1

KNOW ALL MEN BY THESE PRESENTS, That BRADLEY K. RUSOW AND JAMES J. RUSOW, AS TENANTS INCOMMON, EACH AS TO AN UNDIVIDED 50% INTEREST hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES J. RUSOW AND KARLA B. RUSOW, HUSBAND AND WIFE AS TO AN UNDIVIDED 50% INTEREST AND BRADLEY K. RUSOW AND PATTY A. RUSOW, HUSBAND AND WIFE AS TO AN UNDIVIDED 50% hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenaments, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 6, IN BLOCK 4 OF TRACT 1074, LEISURE WOODS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTRY CLERK OF KLAMATH COUNTY, OREGON

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 0

\*However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). \* (The sentence between the symbols \*, if not applicable should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the 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 24<sup>th</sup> day of December, 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.

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.

[Signature]  
BRADLEY K. RUSOW

[Signature]  
JAMES J. RUSOW

STATE OF OREGON  
County of [Signature] } ss.

BE IT REMEMBERED, That on this 24<sup>th</sup> day of December, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BRADLEY K. RUSOW AND JAMES J. RUSOW, AS TENANTS INCOMMON, EACH AS TO AN UNDIVIDED 50% INTEREST

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]  
My Commission expires [Signature]

Notary Public for Oregon.

BRADLEY K. RUSOW

Grantor's Name and Address

JAMES J. RUSOW  
605 N. 68TH PLACE  
SPRINGFIELD, OR 97478

Grantee's Name and Address

After recording return to:  
EVERGREEN LAND TITLE COMPANY  
1509 WILLAMETTE  
EUGENE, OR 97401

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

SAME AS GRANTEE

