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Vol M03 Page 02036



STATE OF OREGON,

1 ss.

EILEEN M. WARNER

PO BOX 536

BLY OR 97622

Grantor's Name and Address

EILEEN M. WARNER & MARY ANN HARDING

PO BOX 536

BLY OR 97622

Grantee's Name and Address

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

EILEEN M. WARNER & MARY ANN HARDING

PO BOX 536

BLY OR 97622

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

EILEEN M. WARNER & MARY ANN HARDING

PO BOX 536

BLY OR 97622

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/13/2003 10:57 a m.

Vol M03 Pg 02036-37

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EILEEN M. WARNER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EILEEN M. WARNER & MARY ANN HARDING, with the rights of survivorship, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is part of 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 January 10, 2003; 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.

Eileen M Warner

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 10, 2003, by EILEEN M. WARNER

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the S1/2 of the NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of the S1/2 of the NE1/4 of said Section 34, said point being North 89 degrees 48' 10" East a distance of 60.00 feet from the Northwest corner of the SW1/4 of the NE1/4 of said Section 34 and being the Southwest corner of Lot 29, Block 53, "First Addition to Klamath Falls Forest Estates" subdivision; thence North 89 degrees 48' 10" East along the South line of said subdivision a distance of 598.22 feet; thence South a distance of 182.28 feet; thence South 89 degrees 54' 05" West a distance of 599.11 feet to the East right of way line of a public road; thence North 00 degrees 16' 52" East along the East right of way line of said road a distance of 181.25 feet, more or less, to the point of beginning.