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MT 39410

Grantor: JESUS S. TALENS

AND LETICIA N. TALENS

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Grantee: JESUS S. TALENS

State of Oregon, County of Klamath
Recorded 02/05/2003 10:52 a.m.
Vol M03 Pg 07073
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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AFTER RECORDING RETURN TO:
AMERITITLE & SONS
345 SE THIRD STREET
BEND, OR 97702

SB050416LI

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JESUS S. TALENS AND LETICIA N. TALENS, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto JESUS S. TALENS herein 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:

LOT ~~XXXX~~ 748 RUNNING Y RESORT, KLAMATH FALLS, OREGON
Phase 9

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.

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.

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 31 day of JANUARY, 2003; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tax statements shall be mailed to: 544 TOPLEY COURT VALLEJO, CA. 94591

Jesus S. Talens
JESUS S. TALENS
Leticia N. Talens
LETICIA N. TALENS

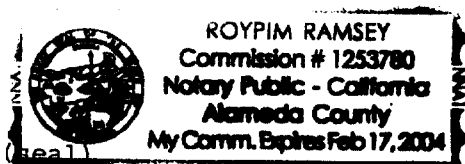
STATE OF CALIFORNIA

COUNTY OF Alameda

SS. JANUARY 31 2003

Personally appeared the above named LETICIA N. TALENS AND JESUS S. TALENS

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Roy Pim Ramsey
Notary Public for Alameda County, California
My commission expires Feb 17, 2004