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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JENNIFER S. OSTENSON

69 PINE STREET

KLAMATH FALLS, OR 97601

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Until a change is requested all  
tax statements shall be sent to  
The following address:

JENNIFER S. OSTENSON

69 PINE STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 02/12/2003 3:05 p m.

Vol M03 Pg 08730

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT59856-KR

Title No. \_\_\_\_\_

=====

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That TODD R. OSTENSON and JENNIFER S. OSTENSON,  
as tenants by the entirety \_\_\_\_\_, herein called grantor,  
for the consideration herein stated, does hereby grant, bargain, sell and convey  
unto JENNIFER S. OSTENSON, as her sole and separate property,  
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 3 in Block 4, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.  
EXCEPTING THEREFROM the Easterly 10 feet thereof.

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 \$ 1.00.

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 7th day  
of February, 2003; if a corporate grantor, it has caused its  
name to be signed and its seal affixed by an officer or other person duly author-  
ized to do so by order of its board of directors.

Tax statements shall be mailed to Grantee at: 69 PINE STREET, KLAMATH FALLS, OR 97601

Todd R. Ostenson  
TODD R. OSTENSON

Jennifer S. Ostenson  
JENNIFER S. OSTENSON

STATE OF OREGON

SS. FEBRUARY 7, 2003

COUNTY OF KLAMATH

Personally appeared the above named TODD R. OSTENSON AND JENNIFER S.  
OSTENSON

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Susan E. Ager  
Notary Public for Oregon

My commission expires Aug. 1, 2005

(seal)



21.057