

NN

03 FEB 26 AM 10:05

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STATE OF OREGON,

1 cc

MICHAEL L. KRIEGER  
2415 WEST AVE 135TH  
SAN LEANDRO, CA 94577

Grantor's Name and Address

NOLA J. YEARY  
125 HOWELL AVE  
RED BLUFF, CA 96080

Grantee's Name and Address

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

NOLA J. YEARY  
125 HOWELL AVE  
RED BLUFF, CA 96080

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

NOLA J. YEARY  
125 HOWELL AVE  
RED BLUFF, CA 96080

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/26/2003 10:05 a. m.

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Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

eputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL L. KRIEGER AND  
DONNA L. KRIEGER, HUSBAND AND WIFE  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
NOLA J. YEARY, A WIDOW  
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 Exhibit A - attached*

(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 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. ② (The sentence between the symbols ①, 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 \_\_\_\_\_; 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.

*Michael L. Krieger*  
*Donna L. Krieger*

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Notary Public for Oregon

My commission expires \_\_\_\_\_

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CALIFORNIA

11593

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF

Alameda

On

11-15-02

DATE

before me,

D. Valencia  
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

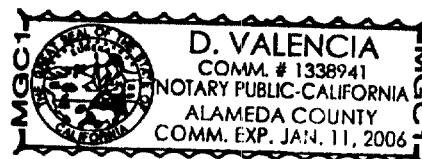
personally appeared, Michael L. Krueger and Donna L. Krueger  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/  
they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal.

[Signature]

NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

## EXHIBIT "A"

A parcel of land situated in the SW ¼ of the SE ¼ of Section 15, Township 39 South, Range 10 East of the Willamette meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said SW ¼ SE ¼, said point being S. 00°47'35" E. 215.41 feet from the Northeast corner of said SW ¼ SE ¼, thence S. 00°47'35" E. 350.00 feet to the North line of the O.C. & E. Railroad right of way; thence S. 81°36'00" W. along said North line a distance of 1018.44 feet to the intersection of the South extension of the East line of a parcel of land and conveyed to Matt H. Obenchain and wife by Deed recorded August 17, 1965, in Volume M-65 on page 964; thence North along said South extension and the East line of said Obenchain parcel and the North extension of said East line, a distance of 420.00 feet; thence N. 85°30'34" E. 1005.76 feet to the point of beginning.

Together with a 12 foot wide roadway from Oregon, California and Eastern Railway Company, a Nevada corporation to Herman F. Romtvedt, dated January 29, 1976, recorded February 27, 1981, in Volume M-81 page 3433, Deed records of Klamath County, Oregon.