

After Recording Return to:

Julie A. Maness
2083 Portland Street
Klamath Falls, Or. 97601

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

Same as above

Vol M03 Page 15972

State of Oregon, County of Klamath
Recorded 03/18/2003 10:08 AM
Vol M03 Pg 15972
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'03 MAR 18 AM 10:08

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Fred J. Wedow** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Julie A. Maness**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 5 and 6, Block 41, Hillside Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon:

Less a parcel of land 20 feet by 100 feet adjacent to Newcastle Street, being more particularly described as the Southwesterly 20 feet of lots 5 and 6 Block 41 of said addition

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 \$ LOVE & AFFECTION
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument February 28, 2003; 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.

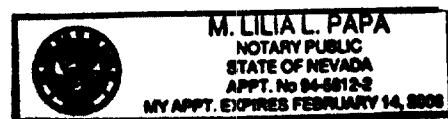
Fred J. Wedow
Fred J. Wedow

STATE OF Nevada)
County of Washoe) ss.

The foregoing instrument was acknowledged before me this 3rd day of March 2003 by Fred J. Wedow

M. Lilia L. Papa
Notary Public for Nevada

My commission expires: 02-14-06



BARGAIN AND SALE DEED

Fred J. Wedow, as grantor
and

Julie A. Maness, as grantee