

Aspen 56665

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
DAVID MC NIVEN
79 High St.
Klamath Falls, OR 97601
Until a change is requested all tax statements
shall be sent to the following address:
DAVID MC NIVEN
79 High St.
Klamath Falls, OR 97601

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State of Oregon, County of Klamath
Recorded 04/16/2003 10:55 A.M.
Vol M03 Pg 24181
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID MC NIVEN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID MC NIVEN and KAY MC NIVEN, husband and wife, 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:

All of Lot 8, and all of Lot 7, LESS the East 40 feet of the South 34 feet of said Lot 7, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

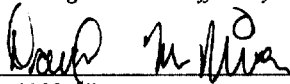
TOGETHER WITH an easement for sewer line over and across the East 40 feet of the South 34 feet to said Lot 7, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

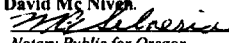
This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

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 \$0.00.
(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 April 15, 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.


David Mc Niven

STATE OF OREGON,)
) ss.
County of Klamath)
The foregoing instrument was acknowledged before me this
April 15, 2003, by David Mc Niven.

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, by , president, and by
secretary of a corporation, on behalf
of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation,
affix corporate seal)

BARGAIN AND SALE DEED
David Mc Niven, as grantor
and

David Mc Niven and Kay Mc Niven, husband and wife, as

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

