

MTK-60604 TM

THIS SPACE RESERVED FOR RECORDER'S USE

03 APR 29 AM 10:52

TERRI ANN ARMSTRONG

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Grantor's Name and Address

TERRI ANN ARMSTRONG

8353 ARANT ROAD

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

TERRI ANN ARMSTRONG

8353 ARANT ROAD

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 04/29/2003 10:52 a m.

Vol M03 Pg 27688-89

Linda Smith, County Clerk

Fee \$ 2600 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

TERRI ANN ARMSTRONG

8353 ARANT ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT60604-TM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Terri Ann Armstrong, also known as Terri A. Kilner, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Terri Ann Armstrong and Bradley D. Burda, with rights of survivorship, 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 anyway appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 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, 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 this 24 day of April, 2003; if a corporate grantor, 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.

Terri Ann Armstrong
TERRI ANN ARMSTRONG

STATE OF

Oregon

COUNTY OF

Klamath April 24 2003

Personally appeared the above named TERRI ANN ARMSTRONG

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Tamara L. McDaniel
Notary Public for Oregon
My commission expires 12/17/05

26.00 M

EXHIBIT "A"
LEGAL DESCRIPTION

27689

A parcel of land situated in the SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which bears North 00 degrees 04' 18" West a distance of 30.0 feet from the Southwest corner of said SE1/4 of the SE1/4 said beginning point being on the Northern line of Arant Road; thence continuing North 00 degrees 04' 18" West 268.35 feet to a point, said point being the Southwest corner of Parcel 2 of Minor Land Partition 31-84 filed in the office of the County Clerk, Klamath County, State of Oregon, June 5, 1984; thence along the Southern line of said Parcel 2 and Parcel 3 of said Minor Land Partition 31-84 the following distances North 89 degrees 39' 43" East 252.50 and North 89 degrees 19' 32" East 182.93 feet to the Southeast corner of said Parcel 3 of Minor Land Partition 31-84, said point also being on the Western lot line of Lot 13, Block 1 "Vale Dean Canyon Tract 1198," thence along said Western lot line of said Lot 13, South 00 degrees 52' 35" East 240.19 feet to the Southwest corner of said Lot 13; thence along the Southern line of said Lot 13 and Lot 14, Block 1 of said subdivision North 89 degrees 45' 36" East 427.52 feet to the Southeast corner of said Lot 14, Block 1; thence South 00 degrees 14' 24" East 10.00 feet to a 5/8 inch iron pin marking the beginning of a curve; thence Southwesterly along the arc of a 20 foot radius curve to the right a distance of 31.42 feet to a 5/8 inch iron pin on the Northern line of Arant Road; thence along said Northern line of Arant Road South 89 degrees 45' 36" West 846.38 feet to the point of beginning.

EXCEPTING THEREFROM the Westerly 30 feet of that Tract of land described in Deed Volume M01, page 30794, as conveyed to Klamath County, a municipal subdivision of the State of Oregon in Deed Volume M01, page 55979, on October 31, 2001.