

03 APR 30 PM 3:12

MT- 60364 TA

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address

LARRY L. MORENE

723 LOMA LINDA DRIVE

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

LARRY L. MORENE

723 LOMA LINDA DRIVE

KLAMATH FALLS, OR 97601

Vol M03 Page 28564

State of Oregon, County of Klamath

Recorded 04/30/2003 3:12 p m.

Vol M03 Pg 28564-65

Linda Smith, County Clerk

Fee \$ 2600 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

LARRY L. MORENE

723 LOMA LINDA DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT60364-TA

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ANGELA N. MORENE, WHO ACQUIRED TITLE AS ANGELA N. BELOAT, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY L. MORENE AND ANGELA N. MORENE, AS TENANTS BY THE ENTIRETY, 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 \$ -0-.

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        day of       ,       ; 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.

Angela N Morene  
ANGELAN. MORENE

STATE OF Oregon

SS. 11-25-03  
COUNTY OF Klamath

Personally appeared the above named Angela N. Morene

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Notary Public for

My commission expires 6-19-04

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 46 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also, the Southerly  $\frac{1}{2}$  of Lot 45 of said LOMA LINDA HEIGHTS, more particularly described as follows:

Beginning at the most Southerly corner of Lot 45 of said LOMA LINDA HEIGHTS; thence Northeasterly along the line between Lots 45 and 46 of said LOMA LINDA HEIGHTS, a distance of 119.6 feet; thence North  $28^{\circ} 13'$  West, along the line between Lots 38 and 45 of said LOMA LINDA HEIGHTS, a distance of 40.3 feet; thence Southwesterly parallel to the line between said Lots 45 and 46 of said LOMA LINDA HEIGHTS, to the Easterly line of Loma Linda Drive; thence Southeasterly along the Easterly line of Loma Linda Drive, a distance of 40 feet to the point of beginning.