

03 MAY 1 AM 10:51



After recording return to:

LUNA _____

5240 BRISTOL AVE. _____

KLAMATH FALLS, OR 97603

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

Same

Escrow No.

Title No. 98318

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 28868

State of Oregon, County of Klamath

Recorded 05/01/2003 10:51 a m.

Vol M03 Pg 28868-71

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 2

STATUTORY BARGAIN AND SALE DEED

Thomas A. Luna and Beatrice G. Luna and Ira Berns, Grantor, conveys to Thomas A. Luna and Beatrice G. Luna as tenants by the Entirety, Grantee, the following described real property:

See Attached Exhibit "A" Legal Description

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.

The true consideration for this conveyance is \$other than money (Here comply with the requirements of ORS 93.030)

Dated this 9th, day of April, 2003.

Thomas A. Luna
Thomas A. Luna

Beatrice G. Luna
Beatrice G. Luna

Ira Berns
Ira Berns

STATE OF Oregon

County of Klamath

} ss.

This instrument was acknowledged before me on this 9th day of April, 2003
by Thomas A. Luna and Beatrice G. Luna and Ira Berns



Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03

k36-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

28869

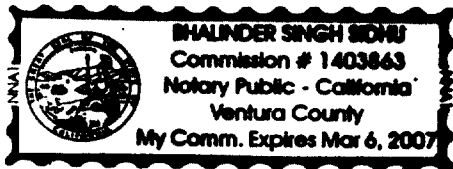
State of California

County of VENTURA } ss.

On 4/11/03 before me, BHALINDER SINGH SIDHU
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared IRA BERNIS
Name(s) of Signer(s)

☐ personally known to me
☒ 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.

Bhalinder Singh Sidhu
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: DEED

Document Date: 04-09-2003 Number of Pages: 1

Signer(s) Other Than Named Above: THOMAS A LUNA, BEATRICE G LUNA

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

28870

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian bears South 89°28' West along the said roadway center line 847.2 feet and South 0°09' East along the North and South center line of said section as marked on the ground by a well established fence 1,663.6 feet; thence running from said beginning point South 0°16' East 341.0 feet, more or less, to a point in the South boundary line of the S 1/2 NW 1/4 SE 1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 127.3 feet; thence North 0°16' West 343.3 feet, more or less to the center line of the before mentioned roadway; thence South 89°28' West 127.3 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions lying within the USRS Drain right of way and Bristol Avenue.

Tax Parcel Number: 557631

28871

EXHIBIT A**LEGAL DESCRIPTION:**

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian bears South 89°28' West along the said roadway center line 847.2 feet and South 0°09' East along the North and South center line of said section as marked on the ground by a well established fence 1,663.6 feet; thence running from said beginning point South 0°16' East 341.0 feet, more or less, to a point in the South boundary line of the S 1/2 NW 1/4 SE 1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 127.3 feet; thence North 0°16' West 343.3 feet, more or less to the center line of the before mentioned roadway; thence South 89°28' West 127.3 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions lying within the USRS Drain right of way and Bristol Avenue.