

03 JUL 30 AM 10:59

mtc- 59779

GRANTOR NAME AND ADDRESS:

Sharon M. Rowe Garrison and Charles F. Garrison
40447 McKenzie Hwy.
Springfield, OR 97478

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GRANTEE NAME AND ADDRESS:

James H. Patton and Margie G. Patton
3907 Redondo Way
Klamath Falls, Oregon 97603

State of Oregon, County of Klamath
Recorded 07/30/2003 10:59 a m
Vol M03 Pg 54024
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

AFTER RECORDING RETURN TO

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO

Grantee

BARGAIN AND SALE DEED - STATUTORY FORM

SHARON M. ROWE GARRISON and CHARLES F. GARRISON, Grantors, convey to JAMES H. PATTON and MARGIE G. PATTON, Husband and Wife, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

"Lot 13, in Block 41, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

Grantors state that the equitable title to the real property hereinafter described is in the Grantees, subject to the Vendor's interest in a Land Sale Contract, dated August 3, 1979 and recorded August 3, 1979 in the records of Klamath County, at Book M79 at page 18563; reference to said records hereby being made, and the Vendor's interest and indebtedness secured by said Land Sale Contract is now owned by the Grantees, on which said indebtedness there is now owing and unpaid the sum of \$80,267.97 together with interest on said sum at the rate of 10% per annum from 1-21-03 until paid; in addition, real property taxes were paid by Grantees in the sum of \$11,433.20; the same being now in default and said indebtedness being now subject to immediate foreclosure, and whereas the Grantors having previously relinquished possession of said property, have requested the Grantees to accept an absolute deed of conveyance of said property in lieu of foreclosure and the Grantees do now accede to said request.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 and actual consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, as stated hereinabove.

DATED this 24th day of March, 2003.

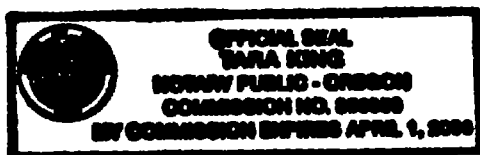
Sharon M. Rowe Garrison
Sharon M. Rowe Garrison

Charles F. Garrison
Charles F. Garrison

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on the 24th day of March, 2003, by Sharon M. Rowe Garrison and Charles F. Garrison.

Tara King
NOTARY PUBLIC FOR OREGON



2/1/04