

08 JUL 30 PM 3:32

THIS SPACE RESERVED FOR RECORDER'S USE

MTC- 614407A

Vol M03 Page 54293

Grantor's Name and Address
JOHN F. DUARTE
10885 WRIGHT AVENUE
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:
JOHN F. DUARTE
10885 WRIGHT AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/30/2003 3:32 p m
Vol M03 Pg 54293
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:
JOHN F. DUARTE
10885 WRIGHT AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT61440-TA

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN F. DUARTE, WHO ACQUIRED TITLE AS JOHN D. DUARTE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN F. DUARTE AND TRICIA L. DUARTE 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:

UNIT 10885, (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STATE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 24 day of July 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.

JOHN F. DUARTE

STATE OF Oregon

COUNTY OF Klamath SS. July 24 2003

Personally appeared the above named JOHN F. DUARTE

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for

My commission expires 6-17-04



21/11