

03 NOV 6 AM 10:44

After Recording Return to:
SEBASTIAN GUTIERREZ and TERESA GUTIERREZ
314 East Main Street
Klamath Falls, Or. 97601
Until a change is requested all tax statements
shall be sent to the following address:
Same as above

Vol M03 Page 82640

State of Oregon, County of Klamath
Recorded 11/06/03 10:44 a m
Vol M03 Pg 82640-41
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

ATE 58182

BARGAIN AND SALE DEED

*KNOW ALL MEN BY THESE PRESENTS, That **SEBASTIAN GUTIERREZ AND TERESA GUTIERREZ**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **SEBASTIAN GUTIERREZ and TERESA GUTIERREZ**, husband and wife, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:*

See Exhibit A attached hereto and made a part hereof.

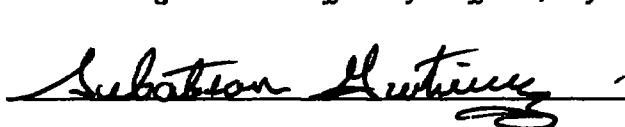
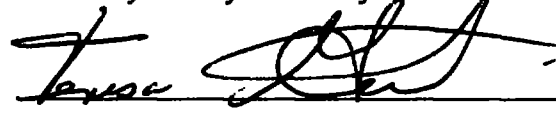
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NONE—to correct the spelling of Grantors names.

(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument November 4, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

)
) ss.
)

County of Klamath

The foregoing instrument was acknowledged before me this 4th day of November 2003, by Sebastian Gutierrez and Teresa Gutierrez

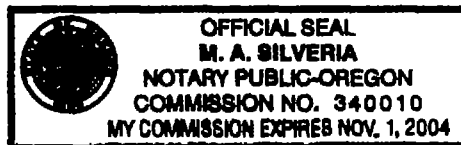

Notary Public for Oregon

My commission expires:

BARGAIN AND SALE DEED

, as grantor
and

SEBASTIAN GUTIERREZ and TERESA GUTIERREZ,
husband and wife, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058182

264

Exhibit A

A portion of Lots 26, 28 & 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Southeasterly along the Southwesterly line of East Main Street 45.56 feet; thence in a straight line Southwesterly to a point in the South line of Lot 29, Block 14, aforesaid, 11 feet East of the Southwest corner of said Lot; thence continuing on the same course Southwesterly to a point in Lot 26, said Block 14, 16 feet South of the North line of said Lot 26; thence West parallel with the North line of said Lot 26 to West line of said Lot; thence North 16 feet to the Northwest corner of said Lot; thence East 50 feet to the Southwest corner of Lot 29 above described; thence North 100.09 feet to the point of beginning.

ALSO a parcel of land in Lot 30, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 30; thence West along the South line of said Lot 30 a distance of 8 feet; thence Northeasterly a distance of 37.1 feet, more or less, to a point on the East line of said Lot 30, which is 36 feet North to the point of beginning; thence South 36 feet to the point of beginning.

BUT EXCEPTING from the parcel first above described the following:

A parcel of land in Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 29; thence Southeasterly along the Northerly line of said Lot 29 a distance of 8.4 feet; thence Southwesterly a distance of 12.3 feet, more or less, to the West line of said Lot 29, to a point which is 14.9 feet South from the point of beginning; thence North 14.9 feet to the point of beginning.