

After Recording Return to:

LESLIE A. FLICK

THERESA R. WILLIAMS

1104 Crescent Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

LESLIE A. FLICK

THERESA R. WILLIAMS

Same as above

Aspen 3945

Vol M03 Page 89043

State of Oregon, County of Klamath

Recorded 12/05/03 10:16 a. mVol M03 Pg 89043

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **LESLIE A. FLICK**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **LESLIE A. FLICK AND THERESA R. WILLIAMS**, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, 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:

Lots 15, 16 and 17, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion of Lot 15 conveyed to L.N. Haines, et ux, by Volume 89 at Page 61, Deed Records of Klamath County, Oregon, to wit:

All that part of Lot 15, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning at a point in the Northerly line of said Lot 15 located by two courses from the Northwest corner of Lot 17 of said Block 12, to wit: East along the Southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88° and 19' East 11.27 feet to the point of beginning; thence South 2° 17' East 45.8 feet; thence South 19° 58' West, 10.3 feet; thence South 2° 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of the said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between Lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of said Lot 15, 24.89 feet to the point of beginning.

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 \$**TO CONVEY TITLE**.

(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 20, 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.


LESLIE A. FLICK

STATE OF OREGON,

) ss.

County of **KLAMATH**

The foregoing instrument was acknowledged before me this
November 20, 2003, by Leslie A. Flick


Notary Public for Oregon

(SEAL)

My commission expires:

BARGAIN AND SALE DEED

, as grantor

and

LESLIE A. FLICK, as grantee



This document is recorded at the request of:
Leslie A. Flick