

03 DEC 22 PM 3:06

NN

WTC - 63572

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Mentzer

Grantor's Name and Address

Klatt

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

same as below

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Klatt

c/o Investors Lending Group

P.O. Box 872

Salem OR 97308

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/22/03 3:06 p m

Vol M03 Pg 92516-17

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ixed.

eputy.

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

CARL MENTZER

conveys to ERIC W. KLATT, Grantor,

the following real property situated in Klamath County, Oregon, to-wit:

See attached Exhibit "A" which is made a part hereof.

THE PURPOSE OF THIS DEED IS TO EXTINGUISH ALL RIGHT, TITLE & INTEREST IN THE CONTRACT DATED AUGUST 6, 2002, RECORDED AUGUST 9, 2002 IN VOLUME M02, PAGE 44925.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 53,338.26 (Here, comply with the requirements of ORS 93.030.)

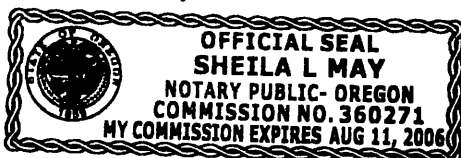
DATED December 17, 2003

Carl Mentzer

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.

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on December 17, 2003
by Carl Mentzer



Notary Public for Oregon
My commission expires August 11, 2006

26.00

92517

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and Section 1 of Township 25, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running North 0 degrees 32' East for 881.76 feet; thence South 89 degrees 15' East, a distance of 1,008.2 feet; thence North 180 feet; thence West 151 feet to the point of beginning; thence North 295 feet; thence West 151 feet; thence South 295 feet; thence East 151 feet to the point of beginning, being a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes, by deed recorded May 8, 1974 in Volume M74, page 5736, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 2408-036DC-00700-000
Tax Account No.: 2408-036DC-00800-000

Key No.: 150240
Key No.: 150222