

03 DEC 22 PM 3:50

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Vol M03 Page 92625
STATE OF OREGON, 1

Grantor's Name and Address

Grantee's Name and Address

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

Ronald Sumner
4635 Darwin Pl
Klamath Falls OR 97603

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

Ronald Sumner
4635 Darwin Pl
Klamath Falls Or 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/22/03 3:50 P m
Vol M03 Pg 92625
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Deputy.

Aspen 3963

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KARL L. GEANEY AND DEBRA J. GEANEY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

RONALD SUMNER AND LINDA SUMNER, 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79 page 1216, recorded in Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence South 00°01' West, along the West line of said Section 18, 2192.47 to a point on the Southerly line of Kings Way; thence S. 89°51'42" E. 2603.41' to a point; thence S. 00°00'23" W. 155.00 feet to the true point of beginning; thence continuing South 00°00'23' W. 77.5 feet to a point; thence N. 89°51'42" W. 311.05 feet; thence N. 00°02'03" E. 77.5 feet to a point; thence N. 89°51'42" W. 311.05 feet to the point of beginning.

Reserving to Grantor herein an easement for ingress and egress being 20 feet wide, the center line of which is more particularly described as follows: Beginning at a point that is 43 feet North along the Easterly line of the above described parcel from the Southeast corner of said parcel for the place of beginning, thence S. 49°23'12" W. 65.87 feet to the Southerly line of said parcel and the terminus thereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$Transfer of Title However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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 on December 2003; if grantor is a corporation, 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.

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.

Karl L. Geaney
Karl L. Geaney

Debra J. Geaney
Debra J. Geaney

STATE OF OREGON, County of Klamath ss.

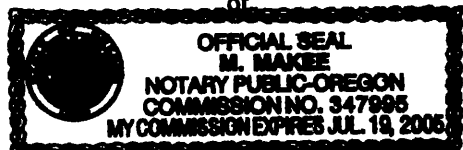
This instrument was acknowledged before me on
by Karl L. Geaney and Debra J. Geaney

This instrument was acknowledged before me on

by

as

of



M. Makee
Notary Public for Oregon
My commission expires July 19, 2005

21A