

WJC-1396-63605

Mary Diane Keith  
1020 NW Wall Street  
Bend, Oregon 97701  
Grantor's Name and Address  
James Brett Cochran  
7477 McKaig Road  
Frederick, MD 21701  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
James Brett Cochran Mary Keith  
7477 McKaig Road 1020 NW Wall Street  
Bend, Frederick, MD 21701 Bend, OR 97701  
Until requested otherwise, and all tax statements to (Name, Address, Zip):  
James Brett Cochran  
7477 McKaig Road  
Frederick, MD 21701

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SPACE, RESERVED  
FOR  
RECORDERS USE)

State of Oregon, County of Klamath  
Recorded 12/23/03 10:44 a.m.  
Vol M03 Pg 92659  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'03 DEC 23 AM 10:44 BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mary Diane Keith  
hereinafter called grantor, for the  
consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Brett Cochran  
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 the Klamath County, State of Oregon, described as follows, to-wit:

Lot 12 in Block 5, Leisure Woods, Unit 2, according to the official plat on file in the  
office of the County Clerk of Klamath County, Oregon.

Key No. 10393 2407-007AO-08500-000

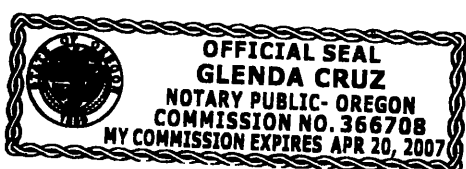
IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 80,000.00  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX the whole (indicate which) consideration (The sentence between symbols (X), 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 this 18<sup>th</sup> day of 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.

X Mary Keith  
X \_\_\_\_\_  
X \_\_\_\_\_  
X \_\_\_\_\_

STATE OF OREGON, County of Deschutes )ss  
This instrument was acknowledged before me on December 18, 2003  
by Mary Diane Keith  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Glenda Cruz  
Notary Public for Oregon  
My commission expires 4-20-2007

AMERITITLE has recorded this  
instrument by request as an accomodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein

27.60 AM