

04 JAN 13 PM 3:15

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After recording return to:
Denene M. Delgado
4400 Washburn Way
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Denene M. Delgado
4400 Washburn Way
Klamath Falls, OR 97601

File No.: 7021-308714 (SAC)
Date: January 08, 2004

State of Oregon, County of Klamath
Recorded 01/13/2004 3:15 p m
Vol M04 Pg 2145-47
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY BARGAIN AND SALE DEED

Denene Irion-Delgado, Grantor, conveys to **Denene M. Delgado**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)

Denene Irion Delgado
Denene Irion-Delgado

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02146

APN: 539992

Bargain and Sale Deed
- continued

File No.: 7021-308714 (SAC)
Date: 01/08/2004

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of January 2004
by Denene Irion-Delgado as Denene Irion-Delgado of _____ on behalf of the _____.



Stacy Collins
Notary Public for Oregon
My commission expires: 08-02-07



APN: 539992

Bargain and Sale Deed
- continuedFile No.: 7021-308714 (SAC)
Date: 01/08/2004**EXHIBIT A****LEGAL DESCRIPTION:**

All that portion of the SE 1/4 of the SE 1/4 of Section 9, Township 39 South, Range 9 East of the Wilamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 0°06' West a distance of 165.0 feet and South 89°55' West a distance of 100.0 feet from the Iron pin which marks the Southeast corner of the SE 1/4 of said Section 9; thence continuing South 89°55' West, parallel with the South line of said SE 1/4, a distance of 560.00 feet, more or less, to the West line of the said SE 1/4 SE 1/4 SE 1/4; thence North 0°06' West, parallel with the East line of said SE 1/4, a distance of 215.0 feet to a point; thence North 89°55' East, parallel with the South line of said SE 1/4 to the Southeasterly right of way line of the Great Northern Railway; thence Southeasterly, along said right of way line, to a line which is parallel to and 100 feet distant Westerly from the East line of said SE 1/4; thence South 0°06' East, parallel with said East line a distance of 24.74 feet, more or less, to the point of beginning.

EXCEPTING from this description ditch right of way 20 feet wide deeded to the United States.

EXCEPTING THEREFROM that portion Quitclaim to the United States of America by Deed recorded in Book 28 at page 255, Deed records of Klamath County, Oregon.