

04 JAN 14 AM 11:08

NJC-63705 MS

THIS SPACE RESERVED FOR RECORDER'S USE

CLYDE R. VINSON

Vol M04 Page 02302

Grantor's Name and Address

CLYDE R. VINSON, ET AL

5181 LAURELWOOD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

CLYDE R. VINSON, ET AL

5181 LAURELWOOD

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

CLYDE R. VINSON, ET AL

SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 01/14/2004 11:08 a m

Vol M04 Pg 2302-03

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT63705-MS

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CLYDE R. VINSON, AS CLAIMING SUCCESSOR OF THE SMALL ESTATE OF CAROL LOUISE WALSTON, who acquired title as CAROL L. WALSTON, DECEASED, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLYDE R. VINSON and ELIZABETH A. BRAY and SHARON VIEIRA, EACH AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON, 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 anyway appertaining, situated in the County of Klamath,

State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

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.

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 to correct the vesting of the owner herein.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 5th day of Jan, 2004; if a corporate grantor, 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.

Clyde R. Vinson  
CLYDE R. VINSON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1/14/04 by CLYDE R. VINSON

Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06



26.00  
AM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center line 610 feet to the true point of beginning; thence West 114 feet; thence North parallel with said center line 50 feet; thence East 114 feet; thence South 50 feet to the true point of beginning, being a portion of the SE1/4 SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

And

A parcel of land in the SE1/4 SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center section line 600 feet to the true point of beginning; thence West 114 feet; thence North parallel to the North-South center section line 10 feet; thence East 114 feet; thence South along the North-South center section line 10 feet to the true point of beginning.

And

Beginning at a point North 00° 59' East 560 feet from the quarter section corner on the South side of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 52' West 114 feet; thence North 00° 59' East 50 feet; thence South 89° 52' East 114 feet; thence South 00° 59' West 50 feet to the point of beginning.

And

Beginning at a point North 00° 59' East 510 feet North from the quarter section corner on the South side of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 52' West 114 feet; thence North 00° 59' East 50 feet; thence South 89° 52' East 114 feet; thence South 00° 59' West 50 feet to the point of beginning.

Tax Account No.: 3614-034DC-02000-000

Key No.: 365394