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



04 JAN 21 PM 3:26

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MARK ROMANS

Grantor's Name and Address

LAURANCE O. PHILLIPS

Grantee's Name and Address

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

LAURANCE O. PHILLIPS
2021 1/2 Bunker Ave
Klamath Falls OR 97603

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

Same

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/21/2004 3:26 p m

Vol M04 Pg 3894-95

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ed.

uty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mark Romans

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

LAURANCE O. PHILLIPS

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:

1. Frontier Tract, Lot 32 & 33

2. Twp. 36 Rnge 6, B1K Sec 10 Tract

Por Frontier Tract, Acre 41

See
Exhibit "A"

(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 \$100,000.00. 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 [Ⓢ], 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. 1-21-04

IN WITNESS WHEREOF, the grantor has executed this instrument on January 21, 2004; 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.

Mark Romans

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 Klamath ss.

This instrument was acknowledged before me on January 21, 2004 by Mark Romans

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Sarah Wiseman

Notary Public for Oregon

My commission expires 10/16/06

Ex 'A'

03895
19828
63291

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 32 and 33, **FRONTIER TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

That certain parcel of real property situated in the N1/2 SW1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 34, Original Plat of Frontier Tracts; thence North along the Westerly line of Lots 34 and 33, Original Plat of Frontier Tracts, a distance of 127 feet to the intersection of the West line of Lot 33, Original Plat of Frontier Tracts, and the South line of Lot 1, Tract "A", Frontier Tracts; thence West along the South line of Lot 1, 100 feet more or less, to the Southwest corner of said Lot 1; thence South and parallel with the West line of said Lot 34, Original Plat of Frontier Tracts, to the Northerly bank of Pitt Creek; thence Easterly along the Northerly bank of Pitt Creek to the point of beginning.