

04 JAN 23 PM 1:53

After Recording Return to:

JUDITH ANNE ROSE

15163 Homestead Ln
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

JUDITH ANNE ROSE

Same as Above

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State of Oregon, County of Klamath

Recorded 01/23/2004 1:53P m

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Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

AT&E 58450

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JUDITH ANNE ROSE WHO ACQUIRED TITLE AS JUDITH ANNE BOOTH, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JUDITH ANNE ROSE, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

A parcel of land situated in Section 30, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the NE 1/4 NW 1/4 of said Section 30; thence North 30° 34' 59" East, 1567.35 feet to a point, marked by a 5/8" iron pin on the North line of said Section 30; thence along said North line South 89° 04' 05" East 512.32 feet to the North quarter corner of said Section 30; thence along the North-South center of section line South 00° 26' 44" East, leaving said North line 386.44 feet to a 5/8" iron pin; thence South 48° 50' 01" West leaving said North-South center of Section line, 1451.51 feet to a point marked by a 5/8" iron pin on the South line of said NE 1/4 NW 1/4; thence along said South line, North 89° 45' 54" West 220.00 feet to the point of beginning. Bearings based on Survey No. 1968 as filed in the Klamath County Engineers Office.

TOGETHER WITH a roadway easement 30.00 feet in width for egress and ingress to the above described parcel commencing at a point on the Easterly right of way line of Big Buck Lane from which the most Westerly corner of Lot 22, Block 38 of Sixth Addition to Klamath River Acres bears South 27° 45' 09" West 15.01 feet; thence South 60° 37' 30" East 416.02 feet to a point within said Lot 22 which marks the end of said 30.00 foot wide roadway easement and the beginning of the centerline of a 40.00 foot wide roadway easement the centerline of which is described by the following courses and distances; North 85° 17' 15" East 247.89 feet; South 43° 23' 03" East 258.13 feet; South 87° 48' 55" East 236.57 feet; South 75° 52' 41" East 274.14 feet; North 67° 59' 53" East 214.57 feet; South 88° 24' 04" East 224.97 feet; South 60° 17' 55" East 239.31 feet; South 51° 24' 55" East 149.36 feet to a point on the Westerly line of the above described parcel from which the Southwest corner of said above described parcel bears South 30° 34' 59" West 375.20 feet.

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 \$**TO CONVEY TITLE ONLY.**
(here comply with the requirements of ORS 93.930)

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.

Dated 1-23-04

Judith Anne Rose
JUDITH ANNE ROSE

STATE OF OREGON,

)
) ss.

County of KLAMATH

The foregoing instrument was acknowledged before me this
Jan. 23, 04 by Judith Anne Rose

Adrien Fleeck
Notary Public for Oregon

My commission expires 2-3-06

BARGAIN AND SALE DEED
JUDITH ANNE ROSE, as grantor
and
JUDITH ANNE ROSE, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058450