

C04-10

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**AFTER RECORDING RETURN TO:**

Penny J. Godwin, Paralegal  
Schwabe, Williamson & Wyatt  
1211 SW Fifth Ave., Suite 1800  
Portland, OR 97204

State of Oregon, County of Klamath  
Recorded 01/26/2004 3:15 p m  
Vol M04 Pg 4849-51  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:**

Same as of record

**BARGAIN AND SALE DEED**

Norman H. Schroth, Grantor, conveys to Norman H. Schroth, Trustee of the NORMAN H. SCHROTH LIVING TRUST, Grantee, all of Grantor's right, title and interest in and to the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit "A" attached.

The Property is hereby conveyed "as is" with all defects, latent or patent, and subject to current and subsequent real estate taxes, the rights of any persons in possession, and all matters affecting title to the Property which, as of the date of this deed, are disclosed by the public records, or which would be disclosed by a thorough physical inspection or an accurate survey of the Property, including, but not limited to any easements, claims of easements, boundary line disputes, overlaps, encroachments, and public roads.

The true consideration for this conveyance is zero dollars.

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

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USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING  
OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Executed this 13 day of January, 2004.

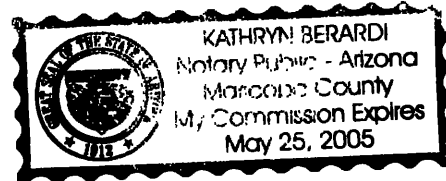
**GRANTOR:**

*Norman H. Schroth*  
Norman H. Schroth

STATE OF )  
County of ) ss.

This instrument was acknowledged before me this 13 day January, 2004, by  
Norman H. Schroth.

*Kathryn Berardi*  
NOTARY PUBLIC FOR  
My Commission Expires: May 25, 2005



**EXHIBIT A****DESCRIPTION OF PROPERTY**

The following described real property situated in Klamath County, Oregon:

A tract of land situated in the SE1/4SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Sacramento and Biehn Streets; thence East along the North line of Sacramento Street 15 feet to the true point of beginning; thence continuing East along said Northerly line 241 feet; thence North parallel to Biehn Street 300 feet; thence West parallel to Sacramento Street 256 feet to the East line of Biehn Street; thence South along the Easterly line of Biehn Street 150 feet; thence East 15 feet; thence South parallel to the East line of Biehn Street 150 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed Volume 95, page 518. A parcel of land being a portion of Lots 8, 9, 10, 11 and 12, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, being a portion of those lots conveyed by deed from Abner Weed to the Klamath Development Company, recorded in Book 28, page 295, Deed Records of Klamath County, Oregon, described as follows: Beginning at the southwest corner of Lot 8, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon; running thence East along the southerly line of Lot 8, a distance of 15.0 feet, more or less; thence N 0°21' E across Lots 8, 9, 10, 11 and 12, Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, a distance of 250.07 feet, more or less, to the northerly line of said Lot 12; thence west along the northerly line of said Lot 12, a distance of 21.5 feet to the northwest corner of said Lot 12; thence south along the westerly line of Lots 12, 11, 10, 9 and 8, a distance of 250.0 feet, more or less, to the point of beginning.