

04 JAN 30 PM 2:27

After Recording Return to:

LINDA M. PARMENTER

821 Elacado Blvd
Klamath Falls, OR 97601

Vol M04 Page 05951

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

LINDA M. PARMENTER

Same as Above

State of Oregon, County of Klamath
Recorded 01/30/2004 2:27 p m
Vol M04 Pg 5951
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

ATE 58548
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JE BATZER TRUSTEE FOR THE ROOSEVELT SCHOOL CHILDRENS TRUST, TRUST #82-1210002 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LINDA M. PARMENTER, AN ESTATE IN FEE SIMPLE, 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:

Lot 17, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT a portion of the Southeast corner of said Lot 17 described as follows:

Beginning at the Southeast corner of said Lot 17; thence Southwest along the Southeasterly line of said Lot, 50 feet; thence Northwest at right angles 25 feet; thence Northeast parallel to said Southeasterly line of Lot, 50 feet; thence Southeast along the Northeasterly line of said Lot, 25 feet to the place of beginning.

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 \$ 103,000.00
(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.

In Witness Whereof, the grantor has executed this instrument January 27, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

JE BATZER, TRUSTEE FOR ROOSEVELT
SCHOOL CHILDRENS TRUST, TRUST #82-1210002

JE Batzer as trustee and not personally
JE BATZER, TRUSTEE

STATE OF OREGON,)

County of JACKSON) ss.

The foregoing instrument was acknowledged before me this

by *Laurie A. Goetz*
Notary Public for Oregon

(SEAL)

My commission expires: 05-10-06

