

04 FEB 4 PM 11:05

WTC-64051 TA

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

D & P Properties
1143 Pine St
Klamath Falls, OR 97601

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

D & P Properties
1143 Pine St
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 02/04/2004 11:05 a m
Vol M04 Pg 6746
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT64051-TA
Title No. _____

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That D & P PROPERTIES, A PARTNERSHIP herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto PHILLIP B. DODDRIDGE AND KENT PEDERSON, EACH AS TO AN UNDIVIDED 50% INTEREST, herein 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 6 IN BLOCK 304 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 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 \$ -0-.

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 and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3RD day of FEBRUARY 3, 2004; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tax statements shall be mailed to Grantee at: 1143 Pine St
Klamath Falls OR 97601

D & P PROPERTIES, A PARTNERSHIP

BY: Phillip B. Doddridge

BY: Kent Pederson

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on 2.3.04,

by Phillip B. Doddridge and Kent Pederson

as Partners

of D & P Properties

[Signature]

Notary Public of Oregon

My commission expires 6.19.04



87.00 pm