

04 MAR 2 PM 2:41

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
WALTER B. BREWER, JR.
1710 QUAIL RIDGE DR.
KLAMATH FALLS, OR 97601

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

Vol M04 Page 12160

State of Oregon, County of Klamath
Recorded 03/02/2004 2:41 P m
Vol M04 Pg 12160
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

A 40600

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WALTER B. BREWER, JR., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WALTER B. BREWER, JR. AS TRUSTEE OF THE BREWER FAMILY 1984 TRUST, 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 tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14 and 15 and vacated Street in Nob Hill Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64° 19' 00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5 of Tract 1145 - Nob Hill Replat, a duly recorded subdivision; thence North 64° 19' 00" East 120.00 feet to a 5/8 inch iron pin designated as Point A; thence South 61° 54' 39" East 118.32 feet to a 5/8 inch iron pin designated as Point B; thence South 25° 59' 00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle, said point being on a curve (radius point bears North 25° 59' 00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38° 20' 00") 180.64 feet; thence North 25° 41' 00" West 32.12 feet to the point of beginning, with bearings based on said Tract 1145 - Nob Hill Replat.

This document is being recorded as an
accommodation only. No information
contained herein has been verified.
Aspen Title & Escrow, Inc.

*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.

In Witness Whereof, the grantor has executed this instrument February 25, 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.

Walter B. Brewer Jr
WALTER B. BREWER, JR.

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this

March 2, 2004 by Walter B. Brewer Jr.

Adrien Fleeck
Notary Public for Oregon

(SEAL)

My commission expires: 12-3-06

BARGAIN AND SALE DEED

WALTER B. BREWER, JR. as grantor

and

WALTER B. BREWER, JR., TRUSTEE, as grantee



This document is recorded at the request of:
Walter B. Brewer, Jr
1710 Quail Ridge Dr
Klamath Falls, Or 97601