

04 MAR 9 AM 9:28

AFTER RECORDING RETURN TO:

Alan Stokes  
4222 Girard Ave N  
Minneapolis, MN 55412

Vol M04 Page 13428

State of Oregon, County of Klamath  
Recorded 03/09/2004 9:28 AM  
Vol M04 Pg 13428  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL J RYAN AND LEEANN R RYAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALAN STOKES, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 10, Block 60, Klamath Falls Forest Estates Highway 66 Unit Plat No 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,050.00.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 27, 2004 (DATE)

Michael J. Ryan  
Michael J Ryan

LeeAnn R Ryan  
LeeAnn R Ryan

THIS INSTRUMENT WILL NOT ALLOW USE OF THIS 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 AND DEFINED IN ORS 30.930.

STATE OF WYOMING }  
COUNTY OF Johnson } SS

On February 27, 2004 before me, Renee K Morris A Notary Public, personally appeared MICHAEL J RYAN AND LEEANN R RYAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. WITNESS my hand and official seal.

x Renee K Morris  
(Notary Signature)



(Space above for official notarial seal)