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AMERITITLE K FALLS

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P.01/01

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

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NR

BECKY LYNNE BRADY
4725 CLARES STREET
CAPITOLA CALIFORNIA 95018

Grantor's Name and Address

FLOYD WILLIAM BRADY
560 HIDDEN VALLEY
SOQUEL CALIFORNIA 95073

Grantor's Name and Address

After recording, return to (Name, Address, Zip)

Unit requested otherwise, send all tax statements to (Name, Address, Zip)

FLOYD WILLIAM BRADY
560 HIDDEN VALLEY
SOQUEL CALIFORNIA 95073

Vol M04 Page 16449

SPACE RESERVE FOR RECORDERS USE

State of Oregon, County of Klamath
Recorded 03/24/2004 10:44a.m
Vol M04 Pg 16449-16451
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

BECKY LYNNE BRADY

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FLOYD WILLIAM BRADY

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the incumbrances, hereditaments and appurtenances therunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED

- PROPERTY 1 27505 ROCKY PT ROAD.
- 2 LOT 2 & 3 BLOCK 6 ARROWHEAD VILLAGE.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ _____ However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (Indicate which) consideration. (The sentence between the symbols [⊕], if not applicable, should be deleted. See ORS 93.020.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on MARCH 23, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.830.

Becky Lynne Brady

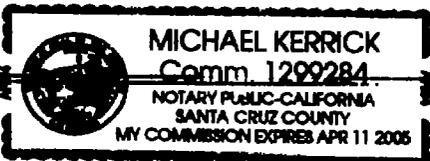
CALIFORNIA
STATE OF OREGON, County of SANTA CRUZ

This instrument was acknowledged before me on 3/23/04
by BECKY LYNNE BRADY

This instrument was acknowledged before me on 2/23/04

by _____
as _____
of _____

Michael Kerrick
Notary Public for Oregon
My commission expires April 11, 2005



3/00 AM

PROPERTY 1.

EXHIBIT "A"

16450

Beginning at a point on the Westerly shore of Recreation Creek, said point being the Southeastly corner of that parcel heretofore conveyed to N. E. Salbeck and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning herein described North 65 degrees 56 1/2' West 102.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16' West 171.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road South 34 degrees 20 1/2' West 130.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road South 36 degrees 44 1/2' West 114.1 feet to a point; thence South 73 degrees 12 1/2' East 291.2 feet to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of Recreation Creek North 26 degrees 38' East 375.5 feet, more or less, to the point of beginning, being situate in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the Westerly shore of Recreation Creek, said point being the Southeastly corner of that parcel heretofore conveyed to N. E. Salbeck and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet; and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning herein described North 65 degrees 56 1/2' West 102.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16 1/2' West 90 feet to a point; thence South 65 degrees 56 1/2' East an estimated 204 feet, more or less to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of said Recreation Creek North 26 degrees 38 1/2' East 90 feet, more or less to the point of beginning, situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath County Title Co the 26th day of Oct A.D. 1994 at 3:25 o'clock P.M., and duly recorded in Vol. 1594 of Deeds on Page 33298

FEE \$35.00

County Clerk

Pauline M. [Signature]

16451

34717

EXHIBIT "A"
LEGAL DESCRIPTION
P120 PARTY 2

PARCEL 1

Lots 2 and 3 in Block 6 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The portion of the following described parcel lying between Lots 2 and 3 in Block 6 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being the strip of land designated as power line right of way lying Westerly of the Westerly line of Lots 2 and 10, Easterly of the Easterly line of Lots 3 and 9, South of Nu-K-Sham Street and North of Rocky Point Road (Westside Road - State Highway 421) in Block 6 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

Mountain Title Company

the 10th

da