

04 MAR 29 AM 10:43

JIWAN BRAD RIPLEY

THIS SPACE RESERVED FOR RECORDER'S USE

NTC-64391 TA

Grantor's Name and Address

JIWAN B. RIPLEY

40764 Nine Mile Road

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

JIWAN B. RIPLEY

40764 Nine Mile Road

Chiloquin, OR 97624

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State of Oregon, County of Klamath

Recorded 03/29/2004 10:49 AM

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to

The following address:

JIWAN B. RIPLEY

40764 Nine Mile Road

Chiloquin, OR 97624

Escrow No. MT64391-TA

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JIWAN BRAD RIPLEY and VALERIE M. RIPLEY, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JIWAN B. RIPLEY, 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 anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 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, 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 this 25th day of March, 2004; if a corporate grantor, 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.

JIWAN BRAD RIPLEY

VALERIE M. RIPLEY

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 3/25, 2004 by JIWAN BRAD RIPLEY and VALERIE M. RIPLEY.



(Notary Public for Oregon)

My commission expires 6-18-04

2600MM

EXHIBIT "A"
LEGAL DESCRIPTION

17233

PARCEL 1:

Lot 13, Block 1 of Tract 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a particle of land -- starting at the Northwest corner of Lot 13 of Tract 1118 -- 851.85 feet South -- 50 feet East -- North to 50 feet East of Northwest corner (parallel to 851.85 Western line) -- 50 feet West return to Northwest corner as conveyed by Quitclaim Deed recorded August 31, 1990 in Volume M90, page 17481, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3408-02500-00500-000
Tax Account No: 3408-02500-00500-000

Key No: 883413
Key No: 209250

PARCEL 2:

A particle of land -- starting at the center monument of Section 25, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Hence 100 feet North, 425 feet West 100 feet South, 425 feet East back to the center monument.

Tax Account No: 3408-02500-00301-000

Key No: 871908