

NN

NJC-1396-5830

Vol M04 Page 18614

SHARON & GEORGE NIMS
 2575 Campus Dr # 124
 Klamath Falls, OR 97603
 Grantor's Name and Address
 HARTEO DEVELOPMENT & CONST.
 5004 MAZAMA DR.
 Klamath Falls, OR 97603
 Grantor's Name and Address

After recording, return to (Name, Address, Zip):
 HARTEO DEVELOPMENT & CONST.
 5004 MAZAMA DR.
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 HARTEO DEVELOPMENT & CONST.
 5004 MAZAMA DR.
 Klamath Falls, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 04/01/2004 11:11 a m
 Vol M04 Pg 18614
 Linda Smith, County Clerk
 Fee \$ 21⁰⁰ # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SHARON & GEORGE NIMS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HARTEO DEVELOPMENT & CONST.
 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:

Nob Hill Replat, Block 5, Lot 19 & portion of Lot 18

Map: R-3809-0200D-09100-000

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 \$ 0. ☐ 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 93.030.)

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 31, 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 30.930.

Sharon L. Nims
George E. Nims Jr.

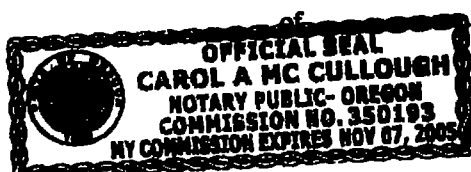
STATE OF OREGON, County of Klamath
 This instrument was acknowledged before me on March 31, 2004

by Sharon L. Nims and George E. Nims Jr.

This instrument was acknowledged before me on

by

as



Carol A. McCullough
 Notary Public for Oregon
 My commission expires Nov. 7, 2005

2/10
 AM