

04 APR 6 AM 11:39

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Barbara J. Broadwater
1374 Brook ct
Medford, OR 97504
Grantor's Name and Address
Robert & Krystal Broadwater
1374 Brook ct
Medford, OR 97504
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
1374 Brook ct
Medford, OR 97504
Until requested otherwise, send all tax statements to (Name, Address, Zip):
1374 Brook ct
Medford, OR 97504

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/06/2004 11:39 a m
Vol M04 Pg 19501
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Barbara J. Broadwater

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert & Krystal Broadwater, as husband & wife
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:

Block TB, Lot 33. Bth Addition to Nimrod River Park and to include the following
Parcel: Starting at a pin which is the SE Corner of Lot 33, South to the North Bank
Sprague River, Thence West along the North Bank to a point which is south of the
SW corner of Lot 33, thence North to the SW corner pin, Thence East to the
corner pin the point of beginning.
Subject to all conditions, covenants, restrictions, reservations, easements
rights and rights of way of record, Official Records of Klamath County,
State of Oregon.
Block 1, Lot 13 of Sprague River Village

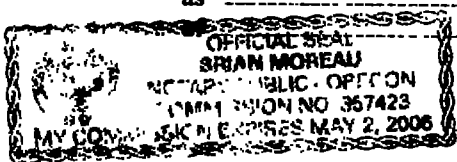
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 1.00. ☒ 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. ⁽¹⁾ (The sentence between the symbols ⁽¹⁾, 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, 04; 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.

Barbara J. Broadwater
Robert Broadwater
Krystal Broadwater

STATE OF OREGON, County of Jackson ss.
This instrument was acknowledged before me on 3-31-04
by Robert Broadwater, Barbara Broadwater, & Krystal Broadwater
This instrument was acknowledged before me on _____
by _____
as _____



Notary Public for Oregon
My commission expires 5-2-06