

EA

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



04 APR 30 PM 3:41

Charles E. Mayer & Hortensia B. Mayer

10250 Matney Way

Klamath Falls or 97603

Grantor's Name and Address

William G. & Elizabeth A. Neubert

10145 Matney Way

Klamath Falls OR 97603

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

William G. & Elizabeth Neubert

10145 Matney Way

Klamath Falls, OR 97603

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

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/30/2004 3:41 p m

Vol M04 Pg 26791

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charles E. Mayer and Hortensia B. Mayer,
husband and wife

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

William G. Neubert and Elizabeth A. Neubert, husband and wifehereinafter 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:

A tract of land situated in the NE1/4 NE1/4 of Section 20, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the E1/16 corner common to said Sections 17 and 20; thence S00°05'00" East 21.20 feet to a point on the centerline of Matney Way; thence, along the said centerline S69°31'33" East 41.91 feet, on the arc of a curve to the left (radius equals 278.81 feet and central angle equals 34°11'48") 166.41 feet, N76°16'39" East 53.46 feet, on the arc of a curve to the left (radius equals 607.56 feet and central angle equals 04°10'35") 44.29 feet and N72°06'04" East 28.92 feet; thence leaving said centerline, N00°05'00" West 13.26 feet to a point on the line common to said Sections 17 and 20; thence S89°45'25" West 325.00 feet to the point of beginning, containing 0.30 acres, more or less.

(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 \$1n accordance with 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 ^o, 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 _____; 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

Charles E. Mayer

Hortensia B. Mayer



OFFICIAL SEAL
BRENDA P. RODRIGUEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 348071
MY COMMISSION EXPIRES SEPT. 6, 2005

Klamath

County of

This instrument was acknowledged before me on

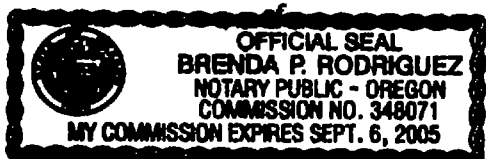
April 27, 2004

by

as

Charles E. Mayer

Hortensia B. Mayer



OFFICIAL SEAL
BRENDA P. RODRIGUEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 348071
MY COMMISSION EXPIRES SEPT. 6, 2005

Brenda P. Rodriguez

Notary Public for Oregon

My commission expires 9-6-05