

04 MAY 5 PM 3:13

NJC-64935 LW

THIS SPACE RESERVED FOR RECORDER'S USE

MICHAEL J. RYAN
226 S. TISDALE AVE
BUFFALO, WY 82834

Grantor's Name and Address

DAVID J. CLARK
209 N. FULTON ST
OJAI, CA 93023

Grantee's Name and Address

Vol M04 Page 27593

State of Oregon, County of Klamath
Recorded 05/05 /2004 3:13 p.m
Vol M04 Pg 27593
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

DAVID J. CLARK
209 N. FULTON ST
OJAI, CA 93023

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

The following address:

DAVID J. CLARK
209 N. FULTON ST
OJAI, CA 93023

Escrow No. MT64935-LW

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL J. RYAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID J. CLARK and JACKIE L. CLARK, as tenants by the entirety, 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,

LOT 12, BLOCK21, KLAMATH FALLS, FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

described as follows, to wit:

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 \$ 6,500.00.

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 3rd day of May, 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.

Michael J. Ryan
MICHAEL J. RYAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 3rd, 2004 by MICHAEL RYAN.



Suzie Mollett
(Notary Public for Oregon)
My commission expires 11/14/2006

2:00 AM