

04 MAY 7 AM 11:02

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

KEITH & JENNIFER JOHNSTON

1755 NORTH ELDORADO

KLAMATH FALLS, OR 97601

RICHARD & MARGARET UNCAPHER

1755 NORTH ELDORADO

KLAMATH FALLS, OR 97601

Grantor's Name and Address

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

RICHARD & MARGARET UNCAPHER

1755 NORTH ELDORADO

KLAMATH FALLS, OR 97601

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

SAME

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 05/07/2004 11:02 a.m.
Vol M04 Pg 27958
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that
KEITH H. JOHNSTON AND JENNIFER A. JOHNSTON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RICHARD UNCAPHER AND MARGARET UNCAPHER, 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:

A portion of Block 24, ELDORADO HEIGHTS, a platted subdivision in Klamath Falls, Oregon, described as follows: Beginning at the most Westerly corner of said Block 24; thence South 49° 50' East, along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 103.4 feet, to the True Point of Beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 64.4 feet; thence North 53° 14' East, along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve parallel to and 110.0 feet distant from said Southwesterly boundary, a distance of 73.93 feet; thence South 48° 02' West, along the extended radius of said curve, a distance of 110.0 feet, more or less, to the true point of beginning.

(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 \$ 100,000.00. ☐ 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. [Ⓢ] (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 May 6th, 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.

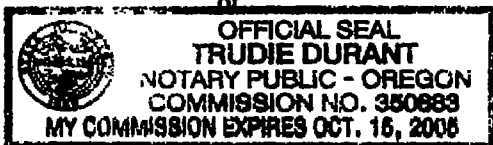
[Signature of Keith H. Johnston]

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 5/6/04
by Keith H. Johnston & Jennifer A. Johnston

This instrument was acknowledged before me on
by Keith H. Johnston

as
of



[Signature of Notary Public]
Notary Public for Oregon
My commission expires