

04 MAY 13 AM 9:09

GRANTOR'S NAME & ADDRESS:

Michael J Ryan
226 S Tisdale Ave
Buffalo, WY 82834

GRANTEE'S NAME & ADDRESS:

Nancy Green-Smith & Wayne Lee Smith
15263 Hesperian Blvd Space 58
San Leandro, CA 94578

AFTER RECORDING RETURN TO:

Nancy Green-Smith & Wayne Lee Smith
15263 Hesperian Blvd Space 58
San Leandro, CA 94578

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State of Oregon, County of Klamath
Recorded 05/13/2004 9:19 a m
Vol M04 Pg 29236
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

Until a change is requested all tax statements shall be sent to the following address:

Nancy Green-Smith & Wayne Lee Smith
15263 Hesperian Blvd Space 58
San Leandro, CA 94578

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL J RYAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nancy Green-Smith and Wayne Lee Smith, 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:

Lot 45, Block 11, 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.
Subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

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 \$ 14,310.00.

IN WITNESS WHEREOF, the grantor has executed this instrument on May 5, 2005 (DATE)

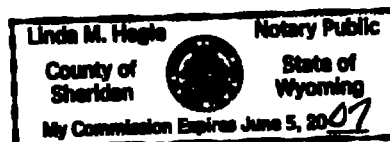
Michael J Ryan
Michael J Ryan

THIS INSTRUMENT WILL NOT ALLOW USE OF THIS 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 AND DEFINED IN ORS 30.930.

STATE OF WYOMING }
COUNTY OF Johnson } SS

On May 5, 2004 before me, Linda M Hegle A Notary Public, personally appeared MICHAEL J RYAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.
WITNESS my hand and official seal.

X Linda M Hegle
(Notary Signature)



(Space above for official notarial seal)