

04 MAY 14 PM 3:26

WTC-62811  
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Vol M04 Page 30278

State of Oregon, County of Klamath  
Recorded 05/14/2004 3:26 p m  
Vol M04 Pg 30278-801  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Return to: American Title Group  
149 N 5th Street  
Springfield, OR 97477

**BARGAIN AND SALE DEED**

Judy A. Lotz and Andrew H. Lotz, Grantors, convey to Andrew H. Lotz, Grantee, the following real property situated in Klamath County, State of Oregon, described as:

Northerly portion Lot 1; Southerly portion Lot 2, Block 102, Buena Vista Addition, City of Klamath Falls, Oregon.

The consideration for this transfer is other property or value.

Until a change is requested, all tax statements shall be sent to the following address: No change.

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.

Dated this 13<sup>th</sup> day of May, 2004.

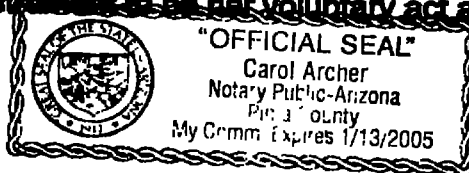
Judy A Lotz  
\_\_\_\_\_  
Judy A. Lotz

\_\_\_\_\_  
Andrew H. Lotz

STATE OF ARIZONA )  
County of PIMA ) ss.

On this 13<sup>th</sup> day of May, 2004, personally appeared the above-named Judy A. Lotz, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Carol Archer  
\_\_\_\_\_  
Notary Public for Arizona  
My Commission Expires: 1-13-05

STATE OF OREGON )  
County of Klamath ) ss.

On this \_\_\_\_\_ day of May, 2004, personally appeared the above-named Andrew H. Lotz, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

3/10  
am

page 2 of 3

30279

**BARGAIN AND SALE DEED**

Judy A. Lotz and Andrew H. Lotz, Grantors, convey to Andrew H. Lotz, Grantee, the following real property situated in Klamath County, State of Oregon, described as:

Northerly portion Lot 1; Southerly portion Lot 2, Block 102, Buena Vista Addition, City of Klamath Falls, Oregon.

The consideration for this transfer is other property or value.

Until a change is requested, all tax statements shall be sent to the following address: No change.

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.

Dated this 13 day of May, 2004.

\_\_\_\_\_  
Judy A. Lotz

*Andrew H. Lotz*  
\_\_\_\_\_  
Andrew H. Lotz

STATE OF ARIZONA )  
  )ss.  
County of \_\_\_\_\_)

On this \_\_\_\_\_ day of May, 2004, personally appeared the above-named Judy A. Lotz, and acknowledged the foregoing instrument to be her voluntary act and deed.  
Before me:



\_\_\_\_\_  
Notary Public for Arizona  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON )  
  )ss.  
County of Klamath )

On this 13 day of May, 2004, personally appeared the above-named Andrew H. Lotz, and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

*Elizabeth Garcia*  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 4-6-08

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

**30280**

All that portion of Lots 1 and 2 in Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the Southwesterly line of Lot 2 a distance of 62.34 feet; thence Northeasterly parallel with the division line between Lots 2 and 6 in said Block 102 extended East to Second Street; thence Southeasterly along the Southwesterly line of Second Street, to an intersection with said division line between Lots 2 and 6 extended, thence Southwesterly along said division line between said Lots 2 and 6, extended, to the point of beginning.

**PARCEL 2:**

A portion of Lot 1, Block 102, of BUENA VISTA ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, more particularly described as follows:

Commencing at a 1/2" iron pin at the intersection of the Northerly line of said Lot 1 and the line between Lots 2 and 6, of said Block 102, extended Northeasterly through said Lot 1 to Second Street; thence South 63° 22' 30" West along said Northeasterly extension through Lot 1, a distance of 27.11 feet, to a 5/8" iron pin at the true point of beginning; thence South 63° 22' 30" West a distance of 25.12 feet, to a 5/8" iron pin on the Westerly line of said Lot 1; thence South 11° 52' 00" East along said Westerly line, a distance of 12.67 feet to a 5/8" iron pin; thence North 40° 00' 00" East a distance of 30.88 feet to the true point of beginning.

**Tax Account No.: 3809-032BB-03000-000**

**Key No.: 409588**