

04 MAY 24 AM 10:42

MAY-10-2004 08:55 FROM: ASPEN TITLE 541 883 1032

TO: 19163142616

P: 2/2

FORM No. 785 - BARGAIN AND SALE DEED (Individual or Corporate)

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Vol M04 Page 32578

William J. Alston
1701 Potrero Way
Sacramento, CA 95822

Mike L. Sandhagen
8942 Bedford Avenue
Fair Oaks, CA 95628

After recording, return to (Name, Address, Zip):
Mike L. Sandhagen
8942 Bedford Avenue
Fair Oaks, CA 95628

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mike L. Sandhagen
8942 Bedford Avenue
Fair Oaks, CA 95628

SPACE RESERVED
FOR
RECORDING'S USE

State of Oregon, County of Klamath
Recorded 05/24/2004 10:42 a.m.
Vol M04 Pg 32578-79
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

~~APR 25 2004~~

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that William J. Alston

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mike L. Sandhagen
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:

Parcel One
Lot 51 Block 97 Klamath Falls Forest Estates Highway 66 unit, plat no. 4

Parcel Two
Lot 7 Block 76 Klamath Falls Forest Estates Highway 66 unit plat no. 4

excepting therefrom an easement for ingress and egress to lot 8 Block 76 and Lot 6 block 76 which are adjacent to subject parcel, said easement is along existing logging road and inures to the benefit of lots 6 and 8 block 76

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever or

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2000. ☒ 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 11, 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 30.830.

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

26.00A

State of California)

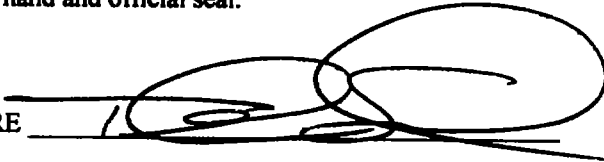
32579

County of Sacramento)
ss.

On May 11, 2004 before me, Ted Evangel, Notary Public personally appeared William J. Alston personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

SIGNATURE



Bargin & Sale deed