

04 JUN 30 PM 3:15

MTG- 65398 MS

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address
LOTTIE POWELL

Grantee's Name and Address
MICHAEL R. POWELL
1955 MANZANITA STREET
KLAMATH FALLS, OR 97601

After recording return to:
MICHAEL R. POWELL
1955 MANZANITA STREET
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:
MICHAEL R. POWELL
1955 MANZANITA STREET
KLAMATH FALLS, OR 97601

Escrow No. MT65398-MS

Vol M04 Page 42819

State of Oregon, County of Klamath
Recorded 06/30/2004 3:15 p m
Vol M04 Pg 42819-20
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LOTTIE POWELL, / & MICHAEL R. POWELL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL R. POWELL, 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, described as follows, to wit:

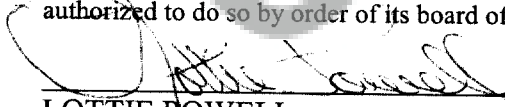
Lot 21 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

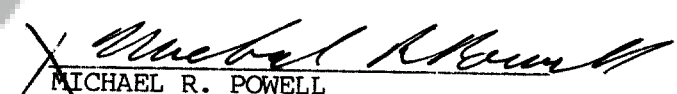
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$27,500.00**.
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 23 day of June, 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.


LOTTIE POWELL

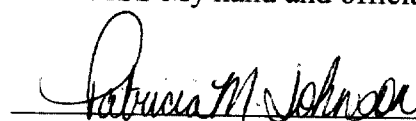

MICHAEL R. POWELL

STATE OF OREGON
SS. June 23, 2004
COUNTY OF KLAMATH

Personally appeared the above named LOTTIE POWELL and acknowledged the foregoing instrument to be HER voluntary act.

WITNESS My hand and official seal.

(seal)


Notary Public
State of Oregon
My Commission expires: Aug 4, 2004



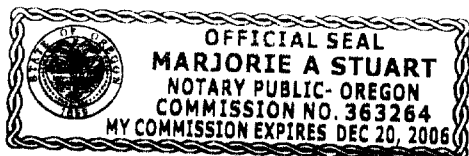
2600 am


42820

State of Oregon
County of Klamath

On this 25th day of June, 2004, personally appeared before me the above named Michael R. Powell, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.




Notary Public for Oregon
My Commission expires: 12-20-04

Unofficial Copy