

04 JUL 1 PM 2:59

mtc- 65158

BARGAIN AND SALE DEED - STATUTORY FORM

Vol M04 Page 43289

Grantor:

Grantee: Wesley I. Edens

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

Wesley I. Edens
4427 Denver Avenue
Klamath Falls OR 97603

After Recording return to:

Wesley I. Edens
4427 Denver Avenue
Klamath Falls OR 97603

Escrow No. 821342 NH

Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/01/2004 2:59 P m
Vol M04 Pg 43289 - 90
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SUSAN M. EDENS, Grantor, conveys to WESLEY I. EDENS, Grantee, the following described real property situated in **Klamath** County, Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF.

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.

The true consideration for this conveyance is **\$0.00**. (Here comply with the requirements of ORS 93.030).

Dated this 25 day of June, 2004.

Susan M. Edens
Susan M. Edens

State: OR
County: Klamath

The foregoing instrument was acknowledged before me this 25 day of June, 2004 by:

Susan M. Edens

Lisa Weatherby
Notary Public
My Commission Expires: 11/20/07



EXHIBIT "A"
LEGAL DESCRIPTION

43290

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60-foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian bears South 89° 44 ½' West along the center line of said roadway a distance of 811.9 feet to a point in the West boundary of said Section 11 and North 0° 13 ½' West along the section line 1662.5 feet, running thence North 89° 44 ½' East along the center line of the above mentioned roadway a distance of 67.5 feet; thence North 0° 7' West 331.85 feet, more or less, to a point in the Northerly boundary of said N1/2 SW1/4 NW1/4 of said Section 11; thence South 89° 47' West along said boundary 67.5 feet; thence South 0° 7' East 331.9 feet, more or less, to the point of beginning.

Tax Account No: 3909-011BC-00700-000

Key No: 551263