

07 JUL 5 PM 10:55

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTZ-65178LW

Vol M04 Page 43945

Gerrit J. Roeloffs & Sheryl A. Roeloffs  
160 Elk Valley Road  
Crescent City, CA 95531  
Grantor's Name and Address  
Gerrit J. & Sheryl A. Roeloffs  
160 Elk Valley Road  
Crescent City, CA 95531  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Gerrit J. & Sheryl A. Roeloffs  
160 Elk Valley Road  
Crescent City, CA 95531  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Gerrit J. & Sheryl A. Roeloffs  
160 Elk Valley Road  
Crescent City, CA 95531

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/06/2004 10:55 a m fixed.  
Vol M04 Pg 43945-48  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4 eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gerrit J. Roeloffs and Sheryl A. Roeloffs, as  
Tenants by the entirety,  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Gerrit J. Roeloffs and Sheryl A. Roeloffs, as Tenants by the Entirety,  
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:

"SEE ATTACHED EXHIBIT A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns, forever. approved by the City of Bonanza"  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0/To Complete Lot Line Adjustme  
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 7/01/04; 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 30.930.

x Gerrit J. Roeloffs  
x Sheryl A. Roeloffs

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 \_\_\_\_\_

3600 PM

see attached

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

**43946**

**PARCEL 1:**

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as Lot 5, Block 31, and the West 12.50 feet of Lot 4, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod marking the Northwest corner of Block 31, of the Grandview Addition; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Northerly right of way of the alley and the Easterly right of way of North 6<sup>th</sup> Avenue; thence Northerly along the said Easterly right of way of North 6<sup>th</sup> Avenue a distance of 127.00 feet to the point of beginning.

**PARCEL 2:**

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 37.50 feet of Lot 4, Block 31 and the West 25.00 feet of Lot 3, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition, lies Westerly along the Southerly right of way of High Street a distance of 62.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

**PARCEL 3:**

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 25.00 feet of Lot 3, Block 31 and the West 37.5 feet of Lot 2, Block 31 of the said Grandview Addition, more particularly described as follows:

(Parcel 3 continued)

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition; lies Westerly along the Southerly right of way of High Street a distance of 125.00 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

#### PARCEL 4:

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the West 12.50 feet of Lot 2, Block 31 and Lot 1, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition lies Westerly along the Southerly right of way of High Street a distance of 187.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Southerly right of way of High Street and the Westerly right of way of North 5<sup>th</sup> Avenue; thence Southerly along the Westerly right of way of North 5<sup>th</sup> Avenue a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

Tax Account No:	3911-010BC-01000-000	Key No:	605759
Tax Account No:	3911-010BC-01001-000	Key No:	886221
Tax Account No:	3911-010BC-01002-000	Key No:	886222
Tax Account No:	3911-010BC-01003-000	Key No:	886224

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

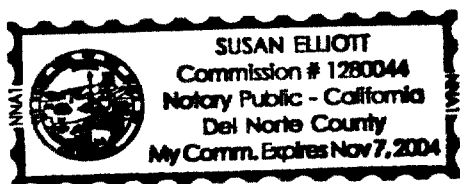
County of

Del Norte

} ss.

On July 1, 2004 before me, Susan Elliott, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Gerrit J Roeloffs & Sheryl A Roeloffs  
Name(s) of Signer(s)

☒ personally known to me  
☐ 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.

Susan Elliott  
 Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: Bargain and Sale Deed  
 Document Date: July 1, 2004 Number of Pages: 3  
 Signer(s) Other Than Named Above: none

## Capacity(ies) Claimed by Signer

Signer's Name: Gerrit J + Sheryl A Roeloffs

☒ Individual

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here