

04 JUL 29 PM 3:11

MTT-1396-6137

THIS SPACE RESERVED FOR RECORDER'S USE

STEPHEN AND MARY ANN NAPIER

P.O. BOX 189

SAN PEDRO, CA 90733-0189

Grantor's Name and Address

NAPIER TRUST

P.O. BOX 189

SAN PEDRO, CA 90733-0189

Grantee's Name and Address

After recording return to:

NAPIER TRUST

P.O. BOX 189

SAN PEDRO, CA 90733

Until a change is requested all  
tax statements shall be sent to

The following address:

NAPIER TRUST

P.O. BOX 189

SAN PEDRO, CA 90733

Escrow No. MT65169-LW

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State of Oregon, County of Klamath

Recorded 07/29/04 3:11p m

Vol M04 Pg 49722-23

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN S. NAPIER AND MARY ANNA NAPIER, AS TENANTS BY THE ENTIRETY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEPHEN NAPIER MARY ANNA NAPIER, TRUSTEES OF THE NAPIER TRUST DATED JUNE 11, 2003, 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

***SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE***

in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

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 **\$0.00**

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 19<sup>th</sup> day of July, 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.

Stephen S. Napier  
STEPHEN S. NAPIER

Mary Anna Napier  
MARY ANNA NAPIER

State of California

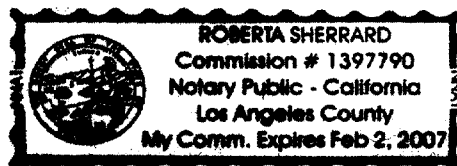
County of Los Angeles

This instrument was acknowledged before me on July 19, 2004 by STEPHEN S. NAPIER AND MARY ANNA NAPIER

Roberta Sherrard  
(Notary Public)

My commission expires 2-2-07

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein



260 am

EXHIBIT "A"  
LEGAL DESCRIPTION

49723

PARCEL 1:

A parcel of land situated in Government Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 16, thence North  $89^{\circ} 56' 40''$  West along the South line of said Government Lot 16 a distance of 571.43 feet more or less to the West right-of-way line of State Highway 427; thence North  $01^{\circ} 23' 30''$  West along the West right-of-way line of said State Highway 427 a distance of 150 feet to the TRUE POINT OF BEGINNING; thence from said true point of beginning North  $01^{\circ} 23' 30''$  West along the West right-of-way line of said State Highway 427 a distance of 229.19 feet; thence North  $89^{\circ} 57' 40''$  West a distance of 438.45 feet; thence South  $00^{\circ} 02' 20''$  West a distance of 55 feet; thence North  $89^{\circ} 57' 40''$  West a distance of 220 feet to a point on the Westerly line of said Government Lot 16; thence South  $14^{\circ} 24' 30''$  West along the Westerly line of Government Lot 16 a distance of 179.74 feet; thence South  $89^{\circ} 57' 40''$  East a distance of 708.78 feet to the true point of beginning.

PARCEL 2:

Lots 11 and 12 in Block 5 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.