

04 AUG 16 PM 2:48

EA

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



mtc-1396-6194

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Hazel M. Padgett  
P.O. Box 85195  
Citrus Heights, Ca. 95621  
Grantor's Name and Address  
Diana L. Boase  
6716 Twining Way  
Citrus Heights, Ca. 95621  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Diana L. Boase  
6716 Twining Way  
Citrus Heights, Ca. 95621  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Diana L. Boase  
6716 Twining Way  
Citrus Heights, Ca. 95621

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 08/16/04 2:48 p. m  
Vol M04 Pg 53649-50  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Hazel M. Padgett

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Diana L. Boase  
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:

Oregon 5 holes unit 2 tract 1113  
Block 29, Lot 58

Map Number  
R-3507-018 DA-06600-000

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 7/27/04; 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.

Hazel M. Padgett

California  
STATE OF ~~OREGON~~ County of Sacramento) ss.

This instrument was acknowledged before me on July 27, 2004,  
by Hazel M. Padgett

This instrument was acknowledged before me on July 27, 2004,  
by Hazel M. Padgett

as  
of

Notary seal on  
attached acknowledgement.

Morgan Lyons  
Notary Public for Oregon California  
My commission expires Jan. 27, 2008

200 am

**All-purpose Certificate of Acknowledgement**

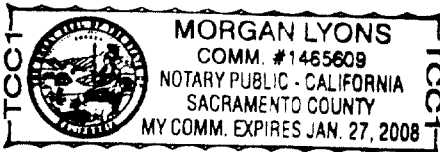
State of California,

County of Sacramento,

On July 27, 2004 before me, Morgan Lyons, Notary Public, personally appeared  
Hazel M. Padgett     personally known to me

OR

X 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 on behalf of which the person(s) acted, executed the instrument.



Morgan Lyons  
Notary Signature

Morgan Lyons, Sacramento County  
Commission expires 01/27/08

**Description of Notarization****Signature Authority of Signer:**self**Description of attached document:**

Title: Bargain and  
Sale Deed

# of Pages: 2 (inc. Ack.)

Date: July 27, 2004

Executed at:  
Postal Express  
7877 Lichen Dr.  
Citrus Heights, CA 95621  
(916)729-7123