

EA

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



'04 AUG 17 AM 8:34

Larry D. Thompson - Mary K. McMullen
11345 Concow Road
Yankee Hill, CA 95965
Grantor's Name and Address

James F. Ackley - Ruth E. Ackley
4720 Giles Way
Washoe Valley, NV 89704
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James F. Ackley
4720 Giles Way
Washoe Valley, NV 89704

Until requested otherwise, send all tax statements to (Name, Address, Zip):

James F. Ackley
4720 Giles Way
Washoe Valley, NV 89704

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 53813

State of Oregon, County of Klamath
Recorded 08/17/04 8:34 a m
Vol M04 Pg 53813
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Larry D. Thompson and Mary K. McMullen

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James F. Ackley and Ruth E. Ackley as Joint Tenants with Right of Survivorship, 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:

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35; thence East along the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 660 feet to the true point of beginning, which point is the Northeast corner of a deed recorded May 31, 1963 in Deed Volume 345, page 520, thence South along the East line of Deed Volume 345, page 520, to the Northerly bank of the Sprague River, thence Northeasterly along the Northerly bank of said river to the Southwest corner of deed recorded July 23, 1963, in Deed Volume 346, Page 620; thence North along the Westerly line of Deed Volume 346, Page 620 and parcel 1 of Deed recorded July 23, 1963 in Deed Volume 346 page 627 to the North line of S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence West to the point of beginning, excepting a portion lying within Sprague River Road.

(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 \$ 14,988. ^① 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. ^① (The sentence between the symbols ^①, 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 August 6, 2004; 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.

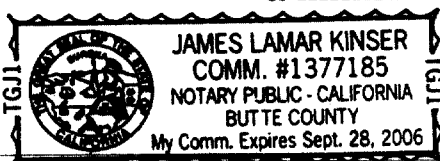
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Mary K. McMullen
Larry D. Thompson

STATE OF California, County of Butte ss.

This instrument was acknowledged before me on August 6, 2004, by Larry D. Thompson and Mary K. McMullen.

This instrument was acknowledged before me on _____, by _____, as _____ of _____.



James Lamar Kinser
Notary Public for California
My commission expires Sept. 28, 2006