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Grantor"s Name and address: Victor Tofell P. O. Box 226. Bly, Oregon 97622

Grantee's Name and address: David Q. Santos 26919 Highway 140 East Bonanza, OR 97623

After recording return to: DAVID Q. SANTOS 26919 HIGHWAY 140 EAST BONANZA, OR 97623

Until a change is requested all tax statements shall be sent to the following address: David Q. Santos 26919 Highway 140 East Bonanza, Or 97623

	STATE OF OREGON)
) ss/
	County of) /
	I certify that the within
	instrument was received for record
	on the day of
	2004 at o'clock
	M., and recorded in book/reel/
	Volume No on page
	or as fee/file/instrument/
	microfi/m/reception No.
	Record of Deeds of said county.
	Witness my hand and seal of
	Coupty affixed.
	/
	Mame:
	State of Oregon, County of Klamath
R	lecorded 08/30/04 3:30 p m
	ol M04 Pg 57598-99
	inda Smith, County Clerk
_	nida Olinin. Oddiki Olek

Fee \$ 2660 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That, Victor Tofell, individually and as claiming successor for the Small Estate of Anna Tofell, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David Q. Santos, hereinafter called grantee and 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 the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half interest in the single family dwelling, outbuildings and acreage located at 26919 Highway 140 East, Bonanza, Oregon and more fully described as:

A parcel of land situated in Government Lot 3 in the SW 1/4 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 08'17" West 578.8 feet to the point of intersection of the West line of said Section 7 and the Northwesterly right-of-way line of Oregon Highway 140; thence along said Northwesterly right-of-way line of Highway 140, North 45° 05'28" East a distance of 1,145.4 feet to a 1/2" rod which is the True Point of Beginning; thence North 00 08'17" West a distance of 484.3 feet to a 5/8" iron rebar; thence North 89°



51'43" East a distance of 354.0 feet to a 5/8" iron rebar; thence South $00^618'17"$ East 134.1 feet to a 5/8" rebar and the intersection of Northwesterly right-of-way line of Highway 140; thence South $45^605'28"$ West 501.2 feet along Northwesterly line of State Highway 140 to the True Point of Beginning.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$130,000.00.
*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the

property or value given or promised which is the whole/part of the consideration(indicate which). *(The sentence between the symbols* if not applicable, should be deleted. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to

corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this of ay of August, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board if 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 TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Victor Tofell

Victor Total

Victor Tofell, Claiming Successor of the Estate of Anna Tofell

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on August 2,2004 by Victor Tofell, individually and as Claiming Successor of the Estate of Anna Tofell.

OFFICIAL SEAL
SUZIE MOLLETT
NOTARY PUBLIC- OREGON
COMMISSION NO. 363021
MY COMMISSION EXPIRES NOV 14, 2006

Motary Public for Oregon
My commission expires: 11/14/2006