

04 AUG 30 PM 3:30

MTL -66076 SM

Vol M04 Page 57600

Grantor's Name and address:  
Russell Tofell  
11520 Homedale  
Klamath Falls, Or 97603

STATE OF OREGON )  
 ) ss  
County of )

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

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/  
microfilm/reception No. \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

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

Name: \_\_\_\_\_

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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, County of Klamath**  
Recorded 08/30/04 3:30 p m  
Vol M04 Pg 57600-01  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### BARGAIN AND SALE DEED

**KNOW ALL MEN BY THESE PRESENTS**, That, Russell 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 Northwesternly right-of-way line of Oregon Highway 140; thence along said Northwesternly 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°18'17" East 134.1 feet to a 5/8" rebar and the intersection of Northwesterly right-of-way line of Highway 140; thence South 45°05'28" 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.

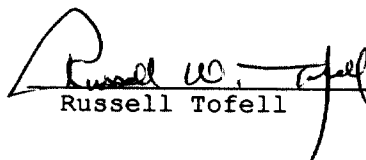
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$130,000.00.

\*However, the actual consideration consists of or includes other property or value given or promised which is the whole/~~part~~ of the 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 23 day 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.

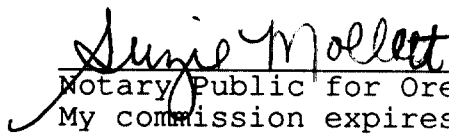
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING TO VERIFY APPROVED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

  
Russell W. Tofell

STATE OF OREGON                    )  
  ) ss  
County of Klamath                )

This instrument was acknowledged before me on August 23<sup>rd</sup>, 2004 by Russell Tofell.



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