

EA

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

Vol M04 Page 59433

James Marsden

1492 Catherine Dr

Klamath Falls, OR 97601

Grantor's Name and Address

Joan C. Wood

M. Maynard Wood

531 N. 11th Klamath Falls, Or.

Grantee's Name and Address

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

James & Mrs. Maynard Wood

531 N. 11th

Klamath Falls, Or. 97601

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

SPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 09/03/04 3:50 p m
Vol M04 Pg 59433-34
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

James C. Marsden And Robin C. Marsden Husband and Wife

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

Joan C. Wood M. Maynard Wood Wife and Husband

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 _____ County, State of Oregon, described as follows, to-wit:

See Attached exhibit 'A' Attached
hereto for legal description

(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 \$ 6,500. ^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 Sep 3rd 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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on September 3rd, 2004
by James C. Marsden and Robin C. Marsden

This instrument was acknowledged before me on _____

by _____

as _____



OFFICIAL SEAL

M. A. SILVERIA

NOTARY PUBLIC-OREGON

COMMISSION NO. 340010

MY COMMISSION EXPIRES NOV. 1, 2004

Notary Public for Oregon
My commission expires 11/01/04

26 ca

Exhibit A

A portion of Lot 9, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 9; thence South along the East line 40 feet; thence West at right angle 100 feet; thence North at right angle 40 feet to the North line of said Lot 9; thence East 100 feet to the point of beginning.