

04 SEP 9 AM 11:05

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



MTL-1396-6219

Hubert C. Vanderhoff and Effie Vanderhoff
8448 Booth Road, Klamath Falls, OR 97603
Grantor's Name and Address
Hubert C. Vanderhoff and Effie Vanderhoff
8448 Booth Road, Klamath Falls, OR 97603
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Hubert C. Vanderhoff and Effie Vanderhoff
8448 Booth Road, Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Hubert C. Vanderhoff and Effie Vanderhoff
8448 Booth Road
Klamath Falls, OR 97603

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/09/04 11:05a m
Vol M04 Pg 60250-51
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Hubert C. Vanderhoff, Jr. and Effie Vanderhoff, husband and wife hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Hubert C. Vanderhoff, Jr. and Effie Vanderhoff, husband & wife and Sandra Pine and Scott Vanderhoff** 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:
**with rights of survivorship

SEE ATTACHED EXHIBIT "A"

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- . 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. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

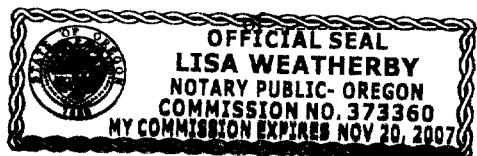
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on September 8, 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.

Hubert C Vanderhoff Jr.
Hubert C. Vanderhoff, Jr.
Effie Vanderhoff
Effie Vanderhoff

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on September 8, 2004
by Hubert C. Vanderhoff Jr. and Effie Vanderhoff
This instrument was acknowledged before me on
by
as



Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/07

2100 am

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the W1/2 SE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 7 and extending thence North 89° 54' West along the North line of said forty acre tract, 707 feet; thence South 0° 23' West 1943.5 feet, more or less, to the Northerly right-of-way line of the O.C. & E. Railroad; thence South 66° 45' East along the Northerly right-of-way line of said Railroad, 786.3 feet, more or less, to the East line of the SW1/4 SE1/4 of said Section 7; thence North along the East line of said W1/2 SE1/4 of said Section 7, 2258 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Michael W. Cunningham and Linda L. Cunningham by Warranty Deed recorded December 15, 1983 in Volume M83, page 21383, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3910-00700-00300-000

Key No.: 590266