

04 SEP 24 AM 11:32

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



Terry and Mary Steward
355 Colver Rd #32
Talent, OR 97540

Grantor's Name and Address

Richard and Laura Jones
36225 Madoc Point Road
Chiloquin, OR, 97624

Grantee's Name and Address

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

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

Richard and Laura Jones
36225 Madoc Point Road
Chiloquin OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 64198

State of Oregon, County of Klamath

Recorded 09/24/04 11:32a m

Vol M04 Pg 64198

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Terry Steward

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

Richard Jones

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 Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin from which the North quarter corner of said Section 7 bears North a distance of 400.0 feet and East a distance of 319.1 feet; thence South a distance of 98.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 261.8 feet to an iron pin on the East boundary of State Highway 427; thence North 00°41' West along the East boundary of State Highway 427 a distance of 98.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 263.0 feet more or less to the point of beginning.

TOGETHER WITH a 1979 Titan Mobile Home, ID #409208D83579, Title No. 7834921666.

SUBJECT TO: Taxes for 1987-88 which are now a lien but not yet payable; Reservations and restrictions contained in Land Status Report, recorded December 3, 1958, in Vol. 307 at page 179, Deed Records of Klamath County, Oregon; Agreement to The California Oregon Power Company, relative to the raising and/or lowering of the waters of Upper Klamath Lake, recorded May 11, 1925, in Vol. M65 at page 579, Deed Records of Klamath County, Oregon; Rights of the public to ingress and egress over and across the herein-described property as disclosed by deeds recorded May 6, 1970, in Vol. M79 at page 3599, and recorded Oct. 5, 1970, in Vol. M70 at page 8882, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

(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 \$ 40,000. 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 ®, 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 9/21/04; 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.

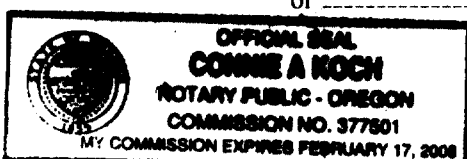
Terry Steward 9/21/04

Mary Steward 9-21-04

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on 21, September 2004
by CONNIE A KOCH

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



Notary Public for Oregon

My commission expires _____