

04 OCT 15 PM 2:43

After Recording Return to:

BRUCE A. CROUNSE
P.O. Box 28275
Las Vegas, NV 89126

Until a change is requested all tax statements shall be sent to the following address:

BRUCE A. CROUNSE
Same As Above

Vol M04 Page 70330

State of Oregon, County of Klamath
Recorded 10/15/04 2:43 p m
Vol M04 Pg 70330
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

Aspen Title & Escrow, Inc.
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **MICHAEL T. CROUNSE AND DEBRA J. CROUNSE**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **BRUCE A. CROUNSE**, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 NE 1/4, Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of that tract of land described in Book 335 at Page 299, Klamath County Deed Records, as marked by a 3/8 inch iron pin, said point of beginning being South 00° 06' 10" West 227.83 feet and North 89° 36' 26" West 30.00 feet from the East 1/16 corner common to Sections 11 and 14 and being further described as being on the Westerly right of way line of Homedale Road South 00° 06' 10" West 137.66 feet (128 feet by deed) from the Southerly right of way line of the U.S.B.R. Drain; thence North 89° 36' 26" West 660.27 feet (660.2 feet by deed) to a 3/8 inch iron pin on the Easterly right of way line of the U.S.B.R. 1-C-7 Drain by said Deed Volume; thence continuing North 89° 36' 26" West 19.20 feet to the true Easterly right of way line of said Drain; thence North 01° 17' 15" West, along said right of way line, 133.73 feet (128 feet, more or less, by deed) to the intersection with the Southerly right of way line of the U.S.B.R. Drain Ditch; thence South 89° 56' 30" East along said Drain right of way line 682.71 feet to the Westerly right of way line of Homedale Road; thence South 00° 06' 10" West 137.66 feet (128 feet by deed) to the point of beginning, with bearings based on Survey No. 1645 as filed in the office of the Klamath County Surveyor, EXCLUDING the area in the A-3-B lateral.

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 **STO CONVEY TITLE**.
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument Sept. 20, 04; 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 of directors.

Michael T. Crouse
MICHAEL T. CROUNSE

Debra J. Crouse
DEBRA J. CROUNSE

STATE OF OREGON,)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this Sept. 20, 2004 by Michael T. Crouse and Debra J. Crouse

M. Makee
Notary Public for Oregon
My commission expires: 7/19/05



BARGAIN AND SALE DEED
MICHAEL T. CROUNSE AND DEBRA J. CROUNSE, as
grantor
and
BRUCE A. CROUNSE, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059961

218