

04ND05 PM3:17

After Recording Return to:

LINDA E. NELSON and DANIEL R. NELSON

2940 Hope St.
Klamath Falls, OR 97603

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

LINDA E. NELSON and DANIEL R. NELSON

Same As Above

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State of Oregon, County of Klamath

Recorded 11/05/04 3:17 p m

Vol M04 Pg 76316

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen Title & Escrow
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LINDA E. NELSON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LINDA E. NELSON and DANIEL R. NELSON, husband and wife+, 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 S 1/2 SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar with a Tru-Line Surveying plastic cap on the Westerly right of way line of Hope Street, from which the South quarter corner of said Section 2 bears South 00° West 270.12 feet and North 89° 36' 38" East 695.17 feet; thence North 66° 51' West 1016.80 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 66° 51' West 76 feet, more or less to the Northeasterly right of way line of the U.S.B.R. "A" Canal; thence Northwesterly along said right of way to its intersection with the Southerly right of way of the O.C. & E Railroad, 350 feet, more or less; thence South 66° 51' East along said railroad right of way line, 1332 feet, more or less, to the Westerly right of way line of Hope Street; thence South 00° 13' West 175.13 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88.

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 \$to 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 November 1, 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 of directors.

Linda E. Nelson

LINDA E. NELSON

STATE OF OREGON,)

County of Klamath) ss.

The foregoing instrument was acknowledged before me this November 1, 2004, by Linda E. Nelson

Adrien Fleeck
Notary Public for Oregon

(SEAL)

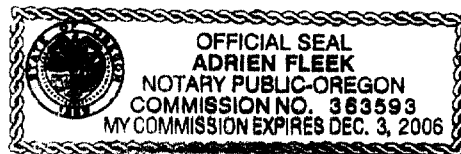
My commission expires: 12-3-06

BARGAIN AND SALE DEED

Linda E. Nelson as grantor

and

LINDA E. NELSON and DANIEL R. NELSON, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060029