

Vol M04 Page 82513

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 11/30/04 3:24 p m
Vol M04 Pg 82513-14
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Aspen-60371MS
COVER SHEET

04 NOV 30 PM 3:34

DOCUMENT: BARGAIN AND SALE DEED

GRANTOR: JOHN NIKOLA and CLAUDIA NIKOLA

GRANTEE: CHAD ELBERT and NIKKI ELBERT

CONSIDERATION : Correction Deed

THIS BARGAIN AND SALE DEED WAS DAMAGED IN ERROR. THE DEED IS
CORRECT AND IS TO BE UTILIZED AND ACCEPTED AS ITS PURPOSE IS
INTENDED.

*26.00 **

After Recording Return to:
CLAUDIA J. NIKOLA
5011 BURGDORF RD
BONANZA, OR. 97623

82514

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

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That John Nikola and Claudia Nikola, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Chad Elbert and Nikki Elbert, 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 NE 1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a County Surveyor brass capped monument marking the Northeast corner of said Section 19; thence South 00° 14' 22" West along the East line of said Section 19, 333.00 feet to a 5/8 inch iron pin; thence West 1289.21 feet to a 5/8 inch iron pin on the Easterly right of way line of the County Road; thence following said Easterly line, North 10° 07' 20" West 136.50 feet to a 5/8 inch iron pin; thence along a curve to the right (central angle 08° 58' 41" and radius 1250 feet) 195.87 feet to a 5/8 inch iron pin on the North line of said Section 19; thence North 89° 49' 58" East along the North line of said Section 19, 1333.80 feet to the point of beginning.

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION OF DEED RECORDED ON OCTOBER 12, 2004 VOL M-04 PAGE 69212

*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 **Correction Deed**.
 (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 15, 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.

*John F. Nikola by Claudia Nikola Claudia J. Nikola
 as his Atty in fact*

STATE OF OREGON,)

) ss.

County of)

The foregoing instrument was acknowledged before me this
22 day of **Nov**, 2004, by **Claudia Nikola** as
 and individual and as Attorney in fact for **John**
Niukola

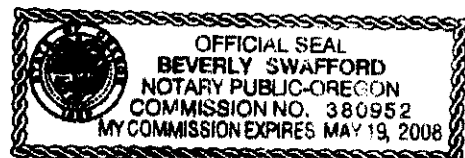
Notary Public for Oregon

My commission expires: May 19, 2008

BARGAIN AND SALE DEED

**as grantor
 and**

**JOHN F. NIKOLA and CLAUDIA J. NIKOLA and CHAD
 M. ELBERT and NIKKI J. ELBERT, as grantee**



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060371