

04 DEC 10 AM 11:30

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After recording return to:  
First American Title  
1225 Crater Lake Ave.  
Medford, OR 97504

Until a change is requested all tax statements shall be sent to the following address:  
Holly D. Wilson and Lanore G. Guthrie  
6412 Harlan Drive  
Klamath Falls, OR 97603

File No.: 7161-470675 (DJ)  
Date: December 06, 2004

State of Oregon, County of Klamath  
 Recorded 12/10/04 11:30 a m  
 Vol M04 Pg 84811-13  
 Linda Smith, County Clerk  
 Fee \$ 31.00 # of Pgs 3

### STATUTORY BARGAIN AND SALE DEED

**Holly D. Wilson**, Grantor, conveys to **Holly D. Wilson and Lanore G. Guthrie, not as tenants in common, but with rights of survivorship.**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

Dated this 6<sup>th</sup> day of December, 2004.

Holly D. Wilson  
Holly D. Wilson

(1)

31F

84812

APN: 566239

Bargain and Sale Deed  
- continued

File No.: 7161-470675 (DJ)  
Date: 12/06/2004

STATE OF Oregon )  
County of Jackson )ss.  
)

This instrument was acknowledged before me on this 6<sup>th</sup> day of December, 2004  
by **Holly D. Wilson**.



A large, stylized handwritten signature in black ink, which appears to be "J. Jones", written over a horizontal line.

Notary Public for Oregon  
My commission expires: 03-05-08

APN: 566239

Bargain and Sale Deed  
- continued

84813

File No.: 7161-470675 (DJ)  
Date: 12/06/2004

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lot 34 in Block 3 of Tract No. 1127, Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 15 feet thereof.

TOGETHER WITH a tract of land situated in the SE 1/4 SW 1/4 of Section 12, and the NE 1/4 NW 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 34, Block 3, Tract 1127-Ninth Addition to Sunset Village; thence South 42°33'00" West 150.00 feet to the Northerly right of way line of the U. S. B. R. "A" Canal; thence North 47°27'00" West, along the said Northerly right of way line, 57.54 feet to the Southeast corner of said Lot 34 Block 3; thence North 63°32'08" East 160.67 feet to the point of beginning, with bearings based on Lot Line Adjustment Survey No. 3440.

Subject to a 20 foot wide drainage easement along the U. S. B. R. "A" Canal. See record of survey 3440 on file at the office of the Klamath County Surveyor.