

EA

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



04 DEC 13 AM 11:47

Vol M04 Page 85071

American Exchange Services, Inc.

PO Box 652

Salem, OR 97308

Grantor's Name and Address

Geneva A. Smith, Trustee

10166 E Langell Valley Rd

Bonanza, OR 97623

Grantee's Name and Address

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

American Exchange Services, Inc.

PO Box 652

Salem, OR 97308

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

Geneva A. Smith, Trustee

10166 E Langell Valley Rd

Bonanza, OR 97623

SPA

REC

State of Oregon, County of Klamath

ixed.

Recorded 12/13/04 11:47a mVol M04 Pg 85071-22

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

MTC 1396-6496

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that
AMERICAN EXCHANGE SERVICES, INC.hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GENEVA A. SMITH, Trustee of the Geneva A. Smith Revocable Living Trust**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:

See Exhibit A attached hereto and by reference made a part hereof.

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

**dated December 21, 1999 (as subsequently amended June 27, 2003)

(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 \$ 1031 exchange. ① 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. ① (The sentence between the symbols ①, 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 December 7, 2004; 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.

AMERICAN EXCHANGE SERVICES, INC.

By

Paula M. Frey, Asst. Secretary

STATE OF OREGON, County of Marion ss.

This instrument was acknowledged before me on

by

December 10, 2004

by

Paula M. Frey

as

Asst. Secretary

of

American Exchange Services, Inc.

OFFICIAL SEAL
TERI DUE
NOTARY PUBLIC - OREGON
COMMISSION NO. 349943
MY COMMISSION EXPIRES NOV. 17, 2005

Notary Public for Oregon

My commission expires

11/17/05

26.00 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the Southwest corner of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon according to the Plat thereof on record in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 23, and proceeding in a Northerly direction along Patterson Street for a distance of 97 feet, thence at right angles and in an Easterly direction a distance of 125 feet; thence South at right angles a distance of 97 feet; thence West at right angles along the Southerly line of Tract 23 a distance of 125 feet to the point of beginning.

PARCEL 2:

A parcel of land being a portion of Tract 23, ANKENY GARDEN TRACTS, Klamath County, Oregon, according to the official plat thereof on record in the County Clerk's office of said Klamath County; said part being more particularly described as follows:

Beginning at a point on the South line of said Tract 23, distant 125 feet East from the Southwest corner of said Tract 23, thence from said point of beginning,

(1) East, along said South line, a distance of 384 feet to the Southwest corner of that certain parcel of land described in deed to Don E. Wescom, et ux, recorded November 4, 1968, in Volume M68, page 9876, Microfilm Records of Klamath County, thence along the West line of last mentioned parcel,

(2) North 97 feet; thence parallel to said South line of Tract 23.

(3) West, 384 feet to the Northeast corner of that certain parcel of land conveyed to John H. Able, et ux, by deed recorded November 2, 1965, in Volume M65, page 3307, Microfilm Records of Klamath County, Oregon, thence along the East line of last mentioned parcel,

(4) South 97 feet to the point of beginning.

Account No.: 3909-024B0-01200-000

Key No.: 583087