

05 JAN 5 PM 1:55

After Recording Return to:

VINCENT JAMES FINNIANOUS

834 Richmond St.

Klamath Falls, OR 97601

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

VINCENT JAMES FINNIANOUS

Same as above

Vol. M05 Page 01011

State of Oregon, County of Klamath

Recorded 01/05/2005 1:55 p m

Vol M05 Pg 01011

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen Title & Escrow, Inc.
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That VINCENT JAMES FINNIANOUS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VINCENT JAMES FINNIANOUS AND STEPHANIE R. FINNIANOUS, 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:

Lots 1, 17, 18 and 19, Block 4, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the following described parcel:

Beginning at the Northeasterly corner of Lot 17, Block 4, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 52° 51' West along the Southeasterly line of Klamath Avenue, a distance of 10.0 feet; thence South 63° 34 1/2' East 8.89 feet to a point on the Westerly line of Commercial Street; thence North along the Westerly line of Commercial Street, a distance of 10.0 feet to the point of beginning.

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 \$
(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 January 4, 2005; 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.

VINCENT JAMES FINNIANOUS

STATE OF OREGON,)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 4th day of January 2005, by Vincent James Finnianous.

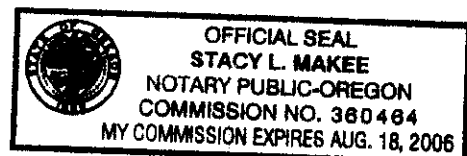
Stacy L. Makee

Notary Public for Oregon

My commission expires:

AUG 18, 2006

BARGAIN AND SALE DEED
VINCENT JAMES FINNIANOUS, as grantor
and
VINCENT JAMES FINNIANOUS, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060410

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