

05 JAN 14 PM 3:47

State of Oregon, County of Klamath
Recorded 01/14/05 3:47 p m
Vol M05 Pg 03482-85
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 4



After recording return to:
Kenneth J. Catanzarite
2331 West Lincoln Avenue
Anaheim, CA 92801

Until a change is requested all tax statements
shall be sent to the following address:
Kenneth J. Catanzarite
2331 West Lincoln Avenue
Anaheim, CA 92801

File No.: NCS-139188-SA1 (bs)
Date: January 12, 2005

CCS-7

STATUTORY BARGAIN AND SALE DEED

Eugene H. Perrine, Jr. and Vicki Perrine, Co-Trustees of The Eugene H. Perrine, Jr. and Vicki Perrine Family Trust, dated August 8, 2003, Grantor, conveys to **Kenneth J. Catanzarite**, Grantee, the following described real property:

Klamath Falls

The following described property in the city of ~~XXXXXX~~, County of Klamath, State of Oregon as follows:

See Exhibit A attached hereto and incorporated herein by reference

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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

365

03483

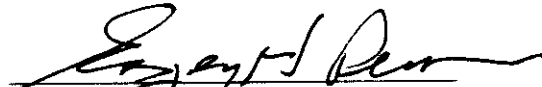
APN: R337166

Bargain and Sale Deed
- continued

File No.: NCS-139188-SA1 (bs)
Date: 01/12/2005

Dated this 13 day of JANUARY, 2005.

Grantor:
The Eugene H. Perrine, Jr. and Vicki Perrine Family Trust,
dated August 8, 2003


Eugene H. Perrine, Jr., Co-Trustee


Vicki Perrine, Co-Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____.

Notary Public for Oregon
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

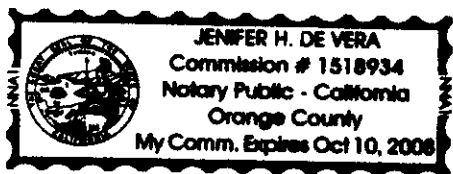
Orange

} ss.

On January 13, 2005 before me, Jenifer H. de Vera, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Eugene H. Perrine, Jr. and
Name(s) of Signer(s)
Vicki Perrine

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Statutory Bargain & Sale DeedDocument Date: January 13, 2005 Number of Pages: 4 (5 w/ this acknowledgment)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Exhibit A**Legal Description**

Unimproved real property commonly known as thirty (30) acres located in ~~McDon~~ ^{Klamath Falls}, Oregon and more particularly described as all that real property situated in the County of Klamath, State of Oregon, described as: A portion of the SW1/4 of Section 36, Twp. 36 S.R. 11 E.W.M., described as follows: Beginning at the Southeast corner of the SW1/4 SW1/4 of said section 36; thence North along the East line of said SW1/4 SW1/4 a distance of 660 feet; thence Northwesterly in a straight line a distance of 1477 feet, more or less, to the Northwest corner of the SW1/4 SW1/4, said Section 36; thence North along the West line of said SW1/4 of Section 36, a distance of 341 feet, more or less, to a point which is 979 feet South of the Northwest corner of said SW1/4, thence East, on a line parallel with and 979 feet at right angles South of the North line of said SW1/4, a distance of 1,581.0 feet to a point; thence South, parallel with the West line of said SW1/4, a distance of 1661 feet, more or less, to the South line of said SW1/4; thence West along said South line a distance of 261.0 feet to the point of beginning, said parcel containing 30.32 acres, more or less; RESERVING to Grantors a 25 feet easement along the South side of the above described property, for ingress and egress; and subject to all encumbrances, restrictions, reservations and easements of record.