

After Recording Return to:

**MARK L. SARGENT and JANET K. SARGENT**

125 Riverside Dr.  
Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the persons & address shown above.

Vol M05 Page 04010

State of Oregon, County of Klamath  
Recorded 01/19/05 1:10 p m  
Vol M05 Pg 24/10  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

ASPEN: UCC 73 MA  
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **MARK L. SARGENT and JANET SARGENT, husband and wife**, hereinafter called Grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MARK L. SARGENT and JANET K. SARGENT, husband and wife**, hereinafter called Grantees, 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:

That portion of Lots 1, 2 and 3, Block 3, WEST KLAMATH FALLS 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, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 4, Block 3, WEST KLAMATH FALLS ADDITION, 180 feet Easterly as measured along said North line from the Northwest corner of said Lot 4; thence Westerly along said North line, 10 feet; thence Northwesterly in a straight line to a point in the Westerly line of said Block 3, distant 45.1 feet Southerly as measured along said West line from the Northwest corner of said Lot 1; thence Southerly along the said West line of Block 3 to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to the place of beginning and the end of this description.

**EXCEPTING THEREFROM the South 53.93 feet of Lot 3, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.**

*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 to correct name of Grantees.  
(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.**

**ORS 30.930.**  
*In Witness Whereof, the grantor has executed this instrument **January 17, 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.*

STATE OF OREGON,

County of **Klamath**

The foregoing instrument was acknowledged before me on January 17, 2005, by Mark L. Sargent and Janet K. Sargent, aka Janet Sargent.

(SEAL)

Notary Public for Oregon

*My commission expires:* **March 22, 2005**

**BARGAIN AND SALE DEED**

**MARK L. SARGENT and JANET SARGENT, as grantor**  
and

**MARK L. SARGENT and JANET K. SARGENT, husband  
and wife, as grantee**

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation.

*Notary Public for Oregon*

*My commission expires:*

This document is recorded at the request of:

**Aspen Title & Escrow, Inc.**

**525 Main Street**

**Klamath Falls, OR 97601**

Order#

