

State of Oregon, County of Klamath  
Recorded 01/19/05 3:25 p m  
Vol M05 Pg 04029  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

After recording return to: Glenn Bigness  
20704 Keno Worden Road  
Klamath Falls, OR 97603

Send tax statements to: No Change

# BARGAIN AND SALE DEED TO EXTINGUISH EASEMENT

GLENN H. BIGNESS AND SHIRLEY G. BIGNESS, as tenants by the entirety, GRANTOR

conveys to

GERALD J. WARREN AND JANICE J. WARREN, husband and wife, GRANTEE

All of their interest in and to the easement for power and all other utilities over the northerly 15 feet of the following described property situated in Klamath County, State of Oregon:

The SW 1/4 of SW 1/4, Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more specifically described in Volume 96 Page 24018 in the official records of Klamath County.

Assessor's Map No. 40-08-33

Tax Parcel No. 1000

The purpose of this conveyance is to release and relinquish all the right, title and interest of the grantor in the premises by reason of that certain easement created by reservation in warranty deed from Harriet Gere and Patrick R. Long to Gerald D. Warren and Janice J. Warren, dated July 2, 1996, and recorded July 12, 1996, in Volume M96, Page 20813, Microfilm Records for Klamath County, Oregon, and appurtenant to Grantor's property described above.

This release is in exchange for the right of way easements granted PacifiCorp as recorded in Volume M02 page 13382-13389 recorded 03/06/2002.

ORS 93.040(1) requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: 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.

Dated this 19<sup>th</sup> day of January, 2005.

*Glenn H. Bigness*  
Glenn H. Bigness

*Shirley G. Bigness*  
Shirley G. Bigness

STATE OF OREGON, County of Klamath) ss.

On this 19<sup>th</sup> day of January, 2005, the above named Glenn H. Bigness and Shirley G. Bigness personally appeared before me and severally acknowledged the foregoing instrument to be their voluntary act and deed.

*Pauline Mullenbore*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-13-07

