

05 FEB 2 PM 3:09

mtc-67953 MS

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address
Dorothy W. Hartley, et al
Grantee's Name and Address
Kirk R. Sipes and Deanna S. Sipes
After recording return to:
Kirk R. Sipes
10680 Hwy 39
Klamath Falls, OR 97603

Vol M05 Page 07764

State of Oregon, County of Klamath
Recorded 02/02/05 3:09 p m
Vol M05 Pg 07764
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:
Kirk R. Sipes
10680 Hwy 39
Klamath Falls, OR 97603

Escrow No. MT67953-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Dorothy W. Hartley, Lawrence James Badorek, Kirk R. Sipes and Deanna S. Sipes**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Kirk R. Sipes and Deanna S. Sipes, as tenants by the entirety**, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

The E1/2 SE1/4 SW1/4 lying Southerly of Lost River in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion heretofore conveyed to the United States of America by deed in Book 34 at page 134, Deed Records of Klamath County, Oregon.

Tax Account No: 3910-02100-01300-000 Key No: 600488

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.

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 **other than \$**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 28th day of January, 2005;
if a corporate grantor, 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.

Dorothy W. Hartley
Dorothy W. Hartley

Lawrence James Badorek
Lawrence James Badorek

Kirk R. Sipes
Kirk R. Sipes

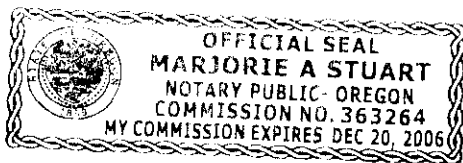
Deanna S. Sipes
Deanna S. Sipes

STATE OF OREGON
SS. 1/28 2005
COUNTY OF KLAMATH

Personally appeared the above named Dorothy W. Hartley, Lawrence James Badorek, Kirk R. Sipes and Deanna S. Sipes and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal. (seal)

Marjorie A. Stuart
Notary Public
State of Oregon
My Commission expires: 12/20/06



2/10 AM