

05 FEB 11 PM 2:51

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

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Mary Steward
355 Colver Rd Sp 32
Talent, OR 97540

Grantor's Name and Address

Richard & Laura Jones
36225 Modoc Point Road
Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Richard and Laura Jones
36225 Modoc Point Road
Chiloquin OR 97624

State of Oregon, County of Klamath
Recorded 02/11/05 2:51 p m
Vol M05 Pg 09820
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mary Steward

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Richard Jones & Laura Jones

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin from which the North quarter corner of said Section 7 bears North a distance of 400.0 feet and East a distance of 319.1 feet; thence South a distance of 98.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 261.8 feet to an iron pin on the East boundary of State Highway 427; thence North 00°41' West along the East boundary of State Highway 427 a distance of 98.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 263.0 feet more or less to the point of beginning.

TOGETHER WITH a 1979 Titan Mobile Home, ID #409208D83579, Title No. 7834921666.

SUBJECT TO: Taxes for 1987-88 which are now a lien but not yet payable; Reservations and restrictions contained in Land Status Report, recorded December 3, 1958, in Vol. 307 at page 179, Deed Records of Klamath County, Oregon; Agreement to The California Oregon Power Company, relative to the raising and/or lowering of the waters of Upper Klamath Lake, recorded May 11, 1925, in Vol. M65 at page 579, Deed Records of Klamath County, Oregon; Rights of the public to ingress and egress over and across the herein-described property as disclosed by deeds recorded May 6, 1970, in Vol. M79 at page 3599, and recorded Oct. 5, 1970, in Vol. M70 at page 8882, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 40,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 on 31st January 2005; if grantor is a corporation, 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.

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.

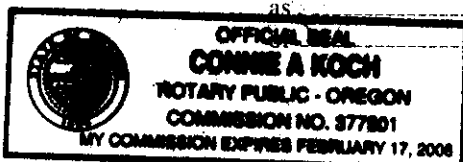
Mary Steward 1-31-05

STATE OF OREGON, County of Jackson ss.This instrument was acknowledged before me on 31st January 2005by Mary Steward

This instrument was acknowledged before me on _____

by _____

as _____



Connie A Koch
Notary Public for Oregon
My commission expires Feb 17, 2008