

MTC-1390-6697

Vol M05 Page 13840

Barbara Hickman
 50674 Chestnut Ave.
 Seaport, OR 97056
 Robert & Sandra McNeal
 4676 Tingley Lane
 Klamath Falls, OR 97603
 After recording, return to Name, Address, Zip
 Robert & Sandra McNeal
 4676 Tingley Lane
 Klamath Falls, OR 97603
 Until recorded otherwise, send all notices to Name, Address, Zip
 Same as above

State of Oregon, County of Klamath
 Recorded 03/02/2005 11:07 AM
 Vol M05 Pg 13840
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Barbara Hickman

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert G. McNeal and Sandra L. McNeal, hereinafter called grantees, and unto grantees' heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Tract 1 and the following described portion of Tract 2, of IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; to the point of beginning, all in the IMPERIAL ACRES.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000. 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 this 5th day of November, 1999; 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 FREE 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 30.920.

STATE OF OREGON, County of

This instrument was acknowledged before me on

by Barbara Hickman

This instrument was acknowledged before me on

by

as

of

Columbia November 5, 1999

Notary Public for Oregon

My commission expires 4/22/2001

