

05 MAR 2 AM 11:07

MTL-1390-0097

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Barbara Hickman
50674 Chestnut Ave.
Seapooee, 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 requested otherwise, send all instrument 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 J. McNeal 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 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 grantee and grantee's 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 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.

Barbara A. Hickman

STATE OF OREGON, County of Columbia

This instrument was acknowledged before me on November 5, 1999

by Barbara Hickman

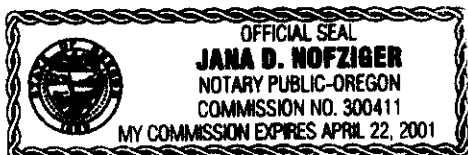
This instrument was acknowledged before me on _____, 19____

by _____

as _____

of _____

Jana D. Nofziger
Notary Public for Oregon
My commission expires 4-22-2001



2/00 am