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EA

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



16456

Vol M05 Page

McCarty, Herman and C Roland

2933 Knollwood Dr

Cameron Park, Ca 95682

Grantor's Name and Address

Jeff A. Carter

1881 Sutter Ct

Napa, Ca 94558

Grantee's Name and Address

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

Jeff Carter

1881 Sutter Ct

Napa, Ca 94558

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

Jeff Carter

1881 Sutter Ct

Napa, Ca 94558

State of Oregon, County of Klamath

Recorded 03/11/2005 3:44 p m

Vol M05 Pg 16456

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

279789

KNOW ALL BY THESE PRESENTS that Herman McCarty and C. Roland McCarty

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

Jeff A. Carter

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 the NE 1/4 SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of Lot 20 of Tract 1283, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 12 bears North 43°58'06" West 1293.09 feet; thence along the South line of said Tract 1283 South 89°24'23" East 225.01 feet and South 87°54'27" East 245.01 feet to the West of Stewart, a duly recorded subdivision; thence South 00°52'27" East, along the said West line, 197.92 feet to the Northerly right of way line of State Highway 66; thence along the said right of way line, South 00°52'27" East 10.43 feet and South 72°39'23" West 633.27 feet, more or less, to its intersection with the South line of the said NE 1/4 SE 1/4 of Section 12; thence North 89°17'51" West, along the said South line 703.39 feet, more or less, to the Easterly right of way line of Orindale Road; thence along the said right of way line, North 35°01'33" West 75.62 feet and North 00°28'18" East 346.91 feet to its intersection with the South line of said Tract 1283 extended; thence South 89°24'23" East 875.38 feet to the point of beginning, with bearings based on the plat of Tract 1283.

Being recorded to be included in the title and legal description of Volume M04 page 5667, recorded January 29, 2004, records of Klamath County, Oregon.

(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 \$to clear title. 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 _____; 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.

Herman McCarty

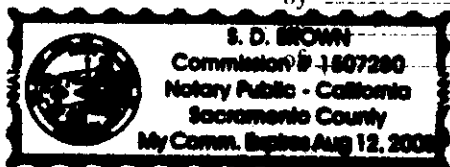
C Roland McCarty

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.

CALIFORNIA
STATE OF OREGON, County of SACRAMENTO ss.

This instrument was acknowledged before me on MARCH 8, 2005
by HERMAN MCCARTY AND C. ROLAND MCCARTY

This instrument was acknowledged before me on _____
by _____



Notary Public for Oregon CALIFORNIA
My commission expires AUGUST 12, 2008

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