

05 MAR 16 PM 10:33

After Recording Return to:

Mark J. Sargent

Janet K. Sargent

125 Riverside Dr
Klamath Falls OR 97601

Vol M05 Page 17212

State of Oregon, County of Klamath
Recorded 03/16/2005 10:33 a.m

Vol M05 Pg 17212

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements shall be sent to the address shown above:

Aspen 60673^{MA}
QUIT CLAIM DEED

ROBERT E. MALONEY, JR., Grantor, releases and quit claims to MARK L. SARGENT AND JANET K. SARGENT, husband and wife, Grantee, all right, title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon, described as follows:

That portion of Lots 1, 2 and 3, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 4, Block 3, WEST KLAMATH FALLS ADDITION, 180 feet Easterly as measured along said North line from the Northwest corner of said Lot 4; thence Westerly along said North line, 10 feet; thence Northwesterly in a straight line to a point in the Westerly line of said Block 3, distant 45.1 feet Southerly as measured along said West line from the Northwest corner of said Lot 1; thence Southerly along the said West line of Block 3 to the Southwest corner of said Lot 3; thence Easterly along the South line of said Lot 3 to the place of beginning and the end of this description. Subject to all encumbrances, liens of record, and other matters of record.

EXCEPTING THEREFROM the South 53.93 feet of Lot 3, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Map: R-3809-032ca-02101-000

Key: R11221

To Have and to Hold the same unto the said 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 convey title.

(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument _____; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Robert E. Maloney, Jr.

Robert E. Maloney, Jr.

STATE OF Oregon, ss.
County of Multnomah

The foregoing instrument was acknowledged before me this 16th day of February, 2005 by Robert E. Maloney, Jr.e.

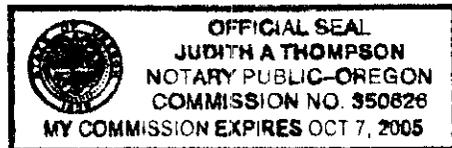
Judith A. Thompson

Notary Public for Oregon

(SEAL)

My commission expires: 10/7/05

QUIT CLAIM BARGAIN AND SALE DEED
Robert E. Maloney, Jr., as grantor
and
MARK L. SARGENT and JANET K. SARGENT, husband
and wife as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060673

2100