

05 MAR 16 AM 10:33

A (BARGAIN AND SALE DEED (Individual or Corporate))

Mark J. Sargent

Janet K. Sargent

125 Riverside Dr  
Klamath Falls OR 97601

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

Vol M05 Page 17215

State of Oregon, County of Klamath  
Recorded 03/16/2005 10:33 a.m  
Vol M05 Pg 17215  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

Aspen 60673 MA  
QUIT CLAIM DEED

JOAN WASSON, 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 30.939

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.

Joan Wasson  
Joan Wasson

STATE OF California )  
County of Sonoma ) ss.

The foregoing instrument was acknowledged before me this  
25th day of February, 2005 by Joan  
Wasson.

Michelle Winchester  
Notary Public for Oregon

(SEAL)

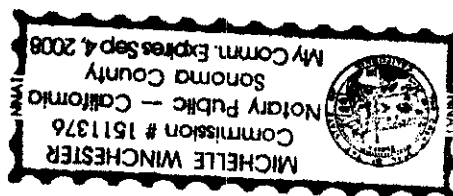
My commission expires: 09/04/08

BARGAIN AND SALE DEED

Joan Wasson, 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

