

05 APR 11 PM 3:32

MT- 65823MS

THIS SPACE RESERVED FOR RECORDER'S USE

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Grantor's Name and Address

Christina M. Fraley

20282 Keno-Worden Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Christina M. Fraley

20282 Keno-Worden Road

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to

The following address:

Christina M. Fraley

20282 Keno-Worden Road

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 04/11/2005 3:32 P_m

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Linda Smith County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT65823-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **James D. Fraley, who acquired title as James D. and Christina M. Fraley**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Christina M. Fraley**, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

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

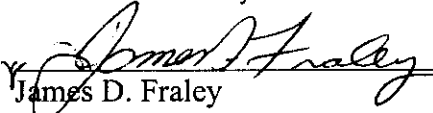
The true and actual consideration paid for this transfer, stated in terms of dollars, is **other than \$\$.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 **6th** day of **April, 2005**;

if a corporate grantor, 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.


James D. Fraley

STATE OF OREGON

SS. 4/6 2005

COUNTY OF KLAMATH

Personally appeared the above named James D. Fraley and acknowledged the foregoing instrument to be his voluntary act.

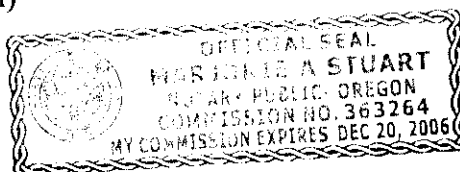
WITNESS My hand and official seal.

(seal)


Notary Public

State of Oregon

My Commission expires: 12/20/06



200
4/11

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in vacated Blocks 31, 39 and 40 of WORDEN, being in the SE1/4 SE1/4 of Section 33 and the SW1/4 SW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of Gordon Street, from which the Northerly corner of Block 27 of WORDEN bears North 57° 37' 23" West 507.00 feet; thence South 57° 37' 23" East, along said Southwesterly right of way line, 182.97 feet to the center line of vacated First Street; thence South 32° 21' 35" West 149.75 feet; thence South 57° 36' 40" East 330.00 feet to the corner common to vacated Lots 18 and 19 of said Block 39; thence South 32° 21' 32" West 309.23 feet to the Easterly corner of said Block 40; thence South 32° 19' 33" West 430.00 feet to the intersection of the Northwesterly right of way line of the Keno-Worden Road and the centerline of vacated Zentner Street; thence North 57° 40' 27" West 330.00 feet to the intersection of vacated Zentner Street and vacated First Street; thence North 32° 19' 33" East 460.00 feet to the intersection of vacated First Street and vacated Chapman Street; thence North 57° 40' 27" West, along the center line of vacated Chapman Street, 183.00 feet; thence North 32° 21' 47" East 429.50 feet to the point of beginning, with bearings based and reference based on the survey of "Property Line Adjustment 15 95", Record of Survey No. 5771.

EXCEPTING THEREFROM: The alley in said Block 39, which has not been vacated.

PARCEL 2:

Vacated Lots 1 through 3 and 18 through 24, inclusive of Block 39, WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:	4008-034CC-00900-000	Key No:	818985
Tax Account No:	4008-034CC-01000-000	Key No:	626790
Tax Account No:	4008-034CC-01100-000	Key No:	818994
Tax Account No:	4008-034CC-01200-000	Key No:	626763