

05 APR 27 PM 11:00

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BARGAIN AND SALE DEED
(Statutory Form)


State of Oregon, County of Klamath
Recorded 04/27/2005 11:39 a.m.
Vol M05 Pg 29898-99
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

PAUL G. SMITH, Grantor, conveys to DEBRA C. THADEN, Grantee, HIS
UNDIVIDED ONE HALF (1/2) INTEREST in that certain real property, located in
Klamath County, State of Oregon, legally described on Exhibit A, attached
hereto and incorporated herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-.
However, the actual consideration consists of or includes other property
or value given or promised which is the whole consideration.

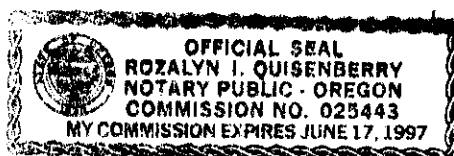
DATED this 15th day of September, 1994.

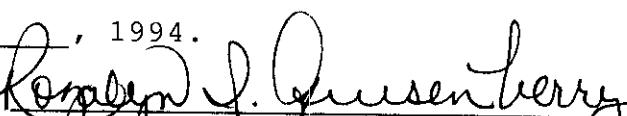

PAUL G. SMITH, Grantor

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above named PAUL G. SMITH and
acknowledge the foregoing to be his voluntary act and deed.

DATED this 15th day of September, 1994.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-17-97

GRANTORS NAME AND ADDRESS:
PAUL G. SMITH

STATE OF OREGON)ss.

County of Klamath)

GRANTEES NAME AND ADDRESS:
DEBRA C. THADEN

2865 Daggett Ave
Klamath Falls OR 97601

I certify that the within in-
strument was received for
record on the _____ day of
_____, 199____, at
_____ o'clock ____ M., and
recorded in Book _____ on
Page _____ or as File Reel
Number _____, Record of
Deeds of said County.

AFTER RECORDING, RETURN TO:

First American
1225 Crater Lake Ave
Medford OR 97504

WITNESS my hand and seal of
County affixed.

Until a Change is Requested,
Tax Statements Should be Sent
To:

Same as above

Recording Officer

By:

Deputy

EXHIBIT "A"

A tract of land in the S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron axle that marks the one-fourth section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North 1 degree 12' West along the West line of said Section 11 a distance of 331.4 feet; thence North 88 degrees 57' East a distance of 679.5 feet to the true point of beginning of this description; thence continuing North 88 degrees 57' East a distance of 67.5 feet to the Southeast corner of that tract of land as described in Book 305 at Page 142, Deed Records of Klamath County, Oregon; thence North 1 degree 12' West along the East line of that tract of land described in said Deed Records and parallel with the West line of said Section 11 a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of said Section 11; thence South 88 degrees 58' West along said line a distance of 67.5 feet; thence South 1 degree 12' East parallel with the West line of said Section 11 a distance of 331.45 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion lying within the boundaries of Winter Avenue.

CODE 41 MAP 3909-11BC TL 4000