St 506911

BARGAIN AND SALE DEED
(Statutory Form)

State of Oregon, County of Klamath Recorded 04/27/2005 ///39@_m Vol M05 Pg & 989899 Linda Smith, County Clerk Fee \$ 26\infty\$ # of Pgs 2

PAUL G. SMITH, Grantor, conveys to DEBRA C. THADEN, Grantee, HIS UNDIVIDED ONE HALF $(\frac{1}{2})$ 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

OFFICIAL SEAL
ROZALYN I. QUISENBERRY
NOTARY PUBLIC - OREGON
COMMISSION NO. 025443
MY COMMISSION EXPIRES JUNE 17, 1997

PAUL G. SMITH, Grantor

NOTARY PUBLIC FOR OREGON My Commission Expires:

6-17-97

STATE OF OREGON/County of Klamath) ss.

DATED this 15th day of September

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

GRANTORS NAME AND ADDRESS: STATE OF OREGON)ss. PAUL G. SMITH County of Klamath I certify that the within in-GRANTEES NAME AND ADDRESS: DEBRA C. THADEN strument was received for record on the day of X65 199___, at lamath o'clock 97601 M., and recorded in Book AFTER RECORDING, RETURN TO: First American Page or as File Reel Crafer Take the , Record of Deeds of said County. Medford OR WITNESS my hand and seal of Until a Change is Requested, County affixed. Tax Statements Should be Sent To: Same as above Recording Officer By: Deputy

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, Fownship 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