

05 MAR 2005 11:11

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTT-1396-6863

Vol M05 Page 31104

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Amerititle
c/o M. Grant

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Dawn M. Grant and Steven Borgwardt

2575 Campus Dr. #218
Klamath Falls, Oregon 97601

SP,

RE

State of Oregon, County of Klamath
Recorded 05/02/2005 11:11a.m.
Vol M05 Pg 31104-05
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DAWN M. GRANT

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAWN M. GRANT AND STEVEN LADD BORGWARDT, as husband and wife as tenants by the entirety 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 2500.00 However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 on April 29, 2005; if grantor is a corporation, 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.

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.

Dawn M. Grant

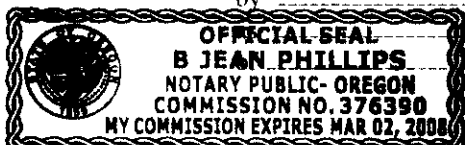
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 29, 2005

by Dawn M Grant

This instrument was acknowledged before me on

by



Notary Public for Oregon
My commission expires 3-2-08

2600
am

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 8 of Block 8 of the Original Town of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Block 8 of the ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, Oregon; being the corner of Fifth (5th) and High Streets; thence Southeasterly along the Westerly line of Fifth (5th) Street, 60 feet; thence Southwesterly and parallel with High Street 32 1/2 feet; thence Northwesterly and parallel with 5th Street 60 feet to the Southeasterly line of High Street; thence Northeasterly and along said line of High Street, 32 1/2 feet to the place of beginning.

Tax Account No: 3809-032AC-09000-000

Key No: 475934