

05 MAY 2 PM 3:01



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mtc-1396-68793

Randy L. Windham  
4200 SUMMERS LANE #42  
KLAMATH FALLS, OREGON 97603  
Grantor's Name and Address  
SAME AS ABOVE

Vol M05 Page 31360

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
SAME AS ABOVE

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

State of Oregon, County of Klamath  
Recorded 05/02/2005 3:01 PM  
Vol M05 Pg 31360-62  
Linda Smith, County Clerk  
By Fee \$ 31.60 # of Pgs 3

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Randy L. Windham

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Randy L. Windham 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 EXHIBIT A ATTACHED HERETO AND 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

To clarify attachment of the strip of land acquired by Quitclaim Deed recorded in Vol. M99 page 9483 to those properties acquired by Warranty Deeds Vol. M85 page 17249 and Vol. M 85 page 17250 as already indicated on the Klamath County Assessor's Map.

(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 \$ \*\*. However, the actual consideration consists of or includes other property or value given or promised which is part of 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 27, 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.

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires

3/00 law

31361

STATE OF NORTH CAROLINA  
COUNTY OF DAVIDSON

I, Randall C Bullin, a Notary Public of said County, do hereby certify that  
Randy L Windham, personally appeared  
before me this day, and being by me duly sworn, executed the foregoing instrument.

Witness my hand and official seal, this 27 day of April, 2005.

Randall C Bullin  
Notary Public

My Commission Expires: 8-20-08



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**31362**

**PARCEL 1:**

Beginning at the Southwest corner of the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence, North on the West line of said SE1/4 SE1/4 a distance of 890 feet to a point; thence East a distance of 275.2 feet, to a point; thence South parallel with said West line a distance of 890 feet to a point on the South line of said SE1/4 SE1/4; thence West on the said South line, a distance of 275.2 feet to the point of beginning.

TOGETHER WITH a portion of that certain strip of land conveyed to Randy L. Windham by Klamath County, Oregon by Quitclaim Deed recorded March 18, 1999 in Volume M99, page 9483, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point North 89° 58' 04" East 275.20 feet from the Southwest corner of the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 09' 54" West along the Easterly boundary of the property described in Warranty Deed recorded October 23, 1985 in Volume M85, page 17249, Microfilm Records of Klamath County, Oregon to the Northeast corner of said Parcel; thence East a distance of 20.30 feet, more or less, to the West boundary of Powell Road; thence South 00° 09' 54" East along said road boundary to the South boundary of said Section 36; thence South 89° 58' 04" West 20.30 feet, more or less, to the point of beginning.

Tax Account No: 3907-036D0-01600-000

Key No: 490659

**PARCEL 2:**

Beginning at the Southwest corner of the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North on the West line of said SE1/4 SE1/4, a distance of 890 feet on said West line for the point of beginning; thence North along said West line a distance of 400 feet to a point; thence, East a distance of 275.2 feet, to a point; thence South parallel with said West line a distance of 400 feet to a point; thence West, parallel with the South line of said SE1/4 SE1/4 a distance of 275.2 feet to the point of beginning.

TOGETHER WITH a portion of that certain strip of land conveyed to Randy L. Windham by Klamath County, Oregon by Quitclaim Deed recorded March 18, 1999 in Volume M99, page 9473, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point North 89° 58' 04" East 275.20 feet from the Southwest corner of the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 09' 54" West along the Easterly boundary of the property described in Warranty Deed recorded October 23, 1985 in Volume M85, page 17249, Microfilm Records of Klamath County, Oregon to the Northeast corner of said Parcel also being the Southeast corner of the parcel of land described in Warranty Deed recorded October 23, 1985 in Volume M85, page 17250, Microfilm Records of Klamath County, Oregon; thence continuing North 00° 09' 54" West along the Easterly boundary of the property described in Warranty Deed recorded October 23, 1985 in Volume M85, page 17250, Microfilm Records of Klamath County, Oregon to the Northeast corner thereof; thence North 89° 50' 06" East 20.30 feet to the West boundary of Powell Road; thence South 00° 09' 54" East along said road boundary to a point East 20.30 feet, more or less, from the Southeast corner of that parcel of land described in Deed recorded October 23, 1985 in Volume M85, page 17250, Microfilm Records of Klamath County, Oregon; thence West 20.30 feet, more or less, to the Southeast corner of said Parcel, said point also being the Northeast corner of that Parcel described in Warranty Deed recorded October 23, 1985 in Volume M85, page 17249, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3907-036D0-01700-000

Key No: 490668