

MTT-1396-6864

THIS SPACE RESERVED FOR RECORDER'S USE

05 MAY 04 11:04

PARADISE HILL DEVELOPMENT, L.L.C.

PO BOX 223

KLAMATH FALLS, OR 97601

Grantor's Name and Address

MARCIA A. MAGNESS

1273 LYNNEWOOD BLVD.

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

MARCIA A. MAGNESS

1273 LYNNEWOOD BLVD.

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

MARCIA A. MAGNESS

1273 LYNNEWOOD BLVD.

KLAMATH FALLS, OR 97601

Vol M05 Page 31669

State of Oregon, County of Klamath
Recorded 05/03/2005 11:04 a m
Vol M05 Pg 31669-76
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARCIA A. MAGNESS, 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:

Lot 20 of TRACT 1424, GRAY ROCK, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$40,000.00.

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

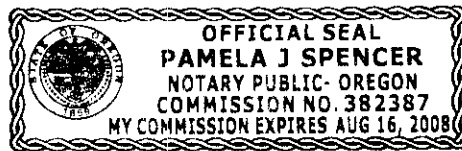
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 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.

PARADISE HILL DEVELOPMENT, L.L.C.

By: [Signature]
L. Frank Goodson, Member

By: [Signature]
Mark R. Wendt, Member



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 27, 2005 by L. FRANK GOODSON, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

[Signature]
(Notary Public for Oregon)

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. My commission expires 8/16/2008

2600 am

STATE OF OREGON
COUNTY OF KLAMATH

31670

This instrument was acknowledged before me on April 28, 2005, by
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon
limited liability company.

Pamela J Spencer
Notary Public for Oregon
My commission expires: 8/16/2008

