

05 JUN 1 PM 03:05

MTT-69647 TM

THIS SPACE RESERVED FOR RECORDER'S USE

JOHN R. CHARLTON

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Grantor's Name and Address

JOHN R. CHARLTON

6622 VERDE VISTA DRIVE

KLAMATH FALLS, OR 97603

Grantee's Name and Address

State of Oregon, County of Klamath

Recorded 06/01/05 3:35 p m

Vol M05 Pg 40744-45

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:

JOHN R. CHARLTON

6622 VERDE VISTA DRIVE

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

JOHN R. CHARLTON

6622 VERDE VISTA DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT69647-TM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. CHARLTON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN R. CHARLTON and ALEXIS CHARLTON, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$0.00**.

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 24 day of May 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.

John R. Charlton
JOHN R. CHARLTON

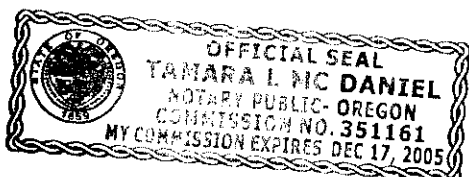
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 24, 2005 by JOHN R. CHARLTON.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



260 am

40745

EXHIBIT A

Lot 15 in Block 22 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DC-01100-000

Key No: 567274