

MT-68802 TM

05 JUN 7 AM 10:55

THIS SPACE RESERVED FOR RECORDER'S USE

SEAN DIAS

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Grantor's Name and Address

SUZANNE DIAS

535 JEFFERSON STREET

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

SUZANNE DIAS

535 JEFFERSON STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 06/07/05 10:55am

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to

The following address:

SUZANNE DIAS

535 JEFFERSON STREET

KLAMATH FALLS, OR 97601

Escrow No. MT68802-TM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That SEAN DIAS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SUZANNE DIAS, 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 21 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.

Sean Dias
SEAN DIAS

State of

County of

Balad AB, Iraq

This instrument was acknowledged before me on 21 April, 2005 by SEAN DIAS.

Richard S. Rusk
(Notary Public)

My commission expires N/A

RICHARD S. RUSK, TSgt, USAF
Notary I.A.W. 10 U.S.C. 1044a

2600 am

.RE LAND

The Southeasterly 72 feet of Lot 10 in Block 43 FIRST ADDITION TO
KLAMATH FALLS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BA-02500-000

Key No: 411977