

05 JUN 09 PM 0:11

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mtc-1396-6971

Michael Zipp
735 Verona Ct
San Diego Ca 92109

Travis Zipp
735 Verona Ct
San Diego Ca 92109

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

GRANTOR ADDRESS

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

GRANTORS ADDRESS

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State of Oregon, County of Klamath
Recorded 06/08/05 3:11 P m
Vol M05 Pg 42711
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Michael Zipp

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Michael Zipp and Travis Zipp

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:

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: A tract of land situated in Lot 4 Junction Acres, 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 Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71°16'48" West 484.74 feet from the Southeastery corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10°00'00" East 347.80 feet, South 82°39'00" East 112.57 feet and North 07°21'00" East 301.05 feet to the North line of said Lot 4; thence South 89°54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00°01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71°16'48" East 177.06 feet, more or less, to the point of beginning.

AMERITITLE has recorded this instrument by request as an accomodation 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)

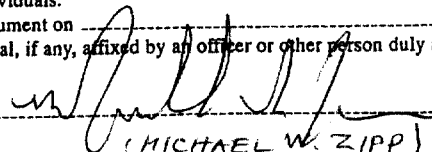
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ . 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 _____; 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.

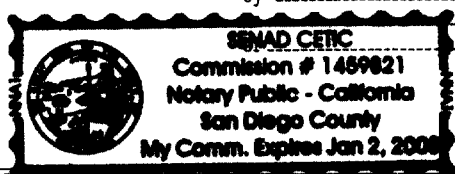

(MICHAEL W. ZIPP)

CALIFORNIA

STATE OF OREGON, County of SAN DIEGO) ss.

This instrument was acknowledged before me on 6/1/2005
by MICHAEL ZIPP

This instrument was acknowledged before me on _____
by _____




Notary Public for Oregon - CALIFORNIA
My commission expires Jan 2, 2009

2/10
Lm