

105 JUN 08 PM 01:11

MTT-69410KR

THIS SPACE RESERVED FOR RECORDER'S USE

Adria Ann Dupre

Vol M05 Page 42734

Grantor's Name and Address

Theodore L. Gass

8482 SW Jessica Street #1707

Wilsonville, Oregon 97070

Grantee's Name and Address

After recording return to:

Theodore L. Gass

8482 SW Jessica Street #1707

Wilsonville, OR 97070

Until a change is requested all

tax statements shall be sent to

The following address:

Theodore L. Gass

same as above

State of Oregon, County of Klamath  
Recorded 06/08/05 3:11 Pm  
Vol M05 Pg 42734-35  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Escrow No. MT69410-KR

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Adria Ann Dupre, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Theodore L. Gass, 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 **a settlement agreement**.

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 2 day of June, 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.

Adria Ann Dupre

State of Oregon

County of Klamath

This instrument was acknowledged before me on June 2, 2005 by Adria Ann Dupre.

Heidi M. Chames  
(Notary Public for Oregon)

My commission expires 8/24/07



2600 AM

## LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, and the Westerly one-half of Lots 7, 8, 9, 10, 11, and 12, Block 5; Lots 1, 2, 3, 4, 5, and 6, Block 6; Lots 1, 2, 3, 4, 5, and 6, Block 7; all of Block 8; all of Block 9; Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, and 12, Block 10; Lots 1, and 2, Block 11, CHELSEA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH vacated Coolidge Street, Nungesser Avenue, Linbergh Street and Chelsea Street Adjacent thereto.

SAVING AND EXCEPTING any portion located within U.S. Highway 97, Westside Bypass and Eastside Bypass.

Tax Account No:	3809-019AA-01200-000	Key No:	432277
Tax Account No:	3809-019AA-01300-000	Key No:	432286
Tax Account No:	3809-019AA-01400-000	Key No:	432302
Tax Account No:	3809-019AA-01500-000	Key No:	432311
Tax Account No:	3809-019AA-01700-000	Key No:	432348