

05 JUN 15 PM 11:27

After Recording Return to:  
**JANELL L. NERIDA and GEORGE L. NERIDA**  
9564 Hill Road  
Klamath Falls, OR 97603  
Until a change is requested all tax statements  
shall be sent to the following address:  
**JANELL L. NERIDA and GEORGE L. NERIDA**  
9564 Hill Road  
Klamath Falls, OR 97603

Vol M05 Page 44819

State of Oregon, County of Klamath  
Recorded 06/15/05 11:27 a m  
Vol M05 Pg 44819  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

*Aspen Title & Escrow, Inc.*  
**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **JANELL L. NERIDA**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JANELL L. NERIDA and GEORGE L. NERIDA, WIFE AND HUSBAND**, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition No. 26-93 as filed in the Klamath County Clerk's Office, being situated in the NW 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**EXCEPTING THEREFROM:**

A tract of land being a portion of Parcel 3 of Land Partition 26-93 a duly recorded Land Partition, to be combined with Parcel 2 of said Land Partition, situated in the NW 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 3; thence North 00° 01' 04" East along the East line of said Parcel 3, 457.97 feet; thence North 89° 58' 44" West 314.61 feet to a point on the line between said Parcels 2 and 3; thence along said line South 21° 04' 51" East 241.00 feet, South 37° 55' 23" East 221.51 feet, and South 57° 07' 15" East 107.73 feet to the point of beginning, with bearings based on the Survey of said Land Partition 26-93, Record of Survey 5402, being Property Line Adjustment 33-98 on file in the Planning Department of Klamath County.

CODE 165 MAP 3910-03200 TL 01201 KEY# 875546

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$TO CONVEY TITLE ONLY**.  
(here comply with the requirements of ORS 93.930)

**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.**

In Witness Whereof, the grantor has executed this instrument **June 10, 2005**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Janelle L. Nerida*  
\_\_\_\_\_  
**JANELL L. NERIDA**

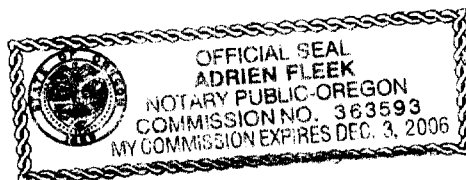
STATE OF OREGON, )  
 ) ss.  
County of Klamath )  
The foregoing instrument was acknowledged before me this **June 10, 2005**, by **Janell L. Nerida**

*Adrien Fleeck*  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: 12-3-06

**BARGAIN AND SALE DEED**  
**JANELL L. NERIDA, as grantor**  
and

**JANELL L. NERIDA and GEORGE L. NERIDA, as grantee**



This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061670

2005