

05 JUL 1 4:11:05

MTZ - 69905 MS

THIS SPACE RESERVED FOR RECORDER'S USE

Teresa Erickson
Grantor's Name and Address
Teresa Erickson
Grantee's Name and Address
Teresa Erickson
After recording return to:
Teresa Erickson
6727 Shasta Way
Klamath Falls, OR 97603

Vol M05 Page 50371

State of Oregon, County of Klamath
Recorded 07/01/05 11:05 a m
Vol M05 Pg 50371-72
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:
Teresa Erickson
6727 Shasta Way
Klamath Falls, OR 97603

Escrow No. MT69905-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Teresa Erickson** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Teresa Erickson and Shannon Erickson, 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 **other than \$\$.**
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 30th 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.

Teresa Erickson
Teresa Erickson

STATE OF OREGON
SS. June 30 2005
COUNTY OF KLAMATH

Personally appeared the above named Teresa Erickson and acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal. (seal)
Marjorie A Stuart

Notary Public
State of Oregon
My Commission expires: 12/20/06



Sam

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 10-04, said Land Partition being situated in the Southeast 1/4 of Section 20, Southwest 1/4 of Section 21, West 1/2 of Section 28, and in Section 29, Township 39 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for roadway as granted by instrument recorded September 15, 1981 in Volume M81, page 16370, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for roadway and utility purposes as granted by instrument recorded September 11, 1991 in Volume M91, page 18288, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3908-02100-01100-000
(Affects Other Property Also)

Key No: 491774