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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC-1390-6844

Marc Santini

1134 N 8th St

Klamath Falls, OR 97601

Grantor's Name and Address

David Whitlock

635 N 9th St

Klamath Falls, OR 97601

Grantee's Name and Address

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

Marc Santini

1134 N 8th St

Klamath Falls, OR 97601

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

David Whitlock

635 N 9th St

Klamath Falls, OR 97601

SP:

RE:

State Of Oregon, County Of Klamath

M05-61194

8/4/2005 11:06:21 AM

# Of Pages 2

Fee: \$26.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MARC SANTINI

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARC SANTINI AND DAVID WHITLOCK AS TENANTS IN COMMON, 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:

see attached.

AMERITITLE has recorded this instrument by request as an accommodation 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 \$ 1.00. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 8/3/05; 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.

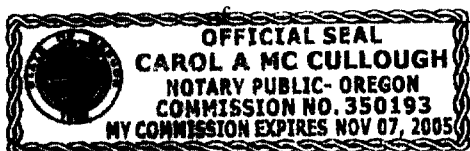
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of KLAMATHThis instrument was acknowledged before me on August 3, 2005by MARC SANTINI

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon

My commission expires 11/7/05

2600 eml

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 6, Block 2, CANAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof, EXCEPTING THEREFROM the following:

That portion of Lot 6 described as: Beginning at the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6 a distance of 26 feet; thence Westerly along a line parallel with the Southerly line of said Lot 6, a distance of 8 inches; thence Southerly, along a line parallel with the Easterly line of said Lot 6, a distance of 26 feet to a point on the Southerly line of said Lot 6; thence Easterly, along the Southerly line of said Lot 6, a distance of 8 inches to the point of beginning, and also,

Excepting the following portion of Lot 6: Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet and 6 inches Northerly from the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less, to a point on the Southerly line of Main Street; thence Westerly along said Southerly line of Main Street, a distance of 8 inches; thence Southerly along the line parallel with the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less; thence Easterly along a line parallel with the Southerly line of Main Street a distance of 8 inches to the point of beginning.