

mtc - 70852 TM

CHRIS ROWAN

M05-63793

Klamath County, Oregon

09/08/2005 02:34:07 PM

Pages 2 Fee: \$26.00

Grantor's Name and Address

CHRIS ROWAN

Grantee's Name and Address

After recording return to:

CHRIS ROWAN

5626 Independence
Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

CHRIS ROWAN

5626 Independence
Klamath Falls, OR 97603

Escrow No. MT70852-TM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CHRIS ROWAN and KAREN ROWAN, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHRIS ROWAN, 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 **\$0.00**.

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 Sept, 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.

Ch Rowan

CHRIS ROWAN

Karen Sue Rowan

KAREN ROWAN

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 2, 2005 by CHRIS ROWAN and KAREN ROWAN.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

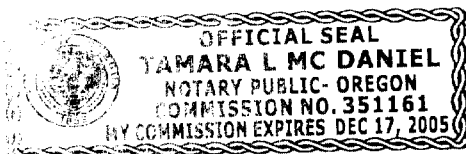


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 33 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a portion of Lot 34, more particularly described as follows:

Beginning at the Northeast corner of Lot 34, INDEPENDENCE TRACTS, situated in the NE1/4 of the NE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence along the boundary between Lots 33 and 34, South 0 °13' East 270.86 feet to the Southeast corner of Lot 34; thence along the Southerly boundary of said Lot 34, North 66 ° 59' West, 17.41 feet to a point; thence parallel to the Easterly line of said Lot 34; North 0°13' West, 267.34 feet, more or less, to the Northerly boundary of said Lot 34; thence along said Northerly boundary, South 78 °23' East, 16.35 feet, more or less, to the Point of Beginning.

Tax Account No: 3909-011AA-04100-000

Key No: 547992