

M05-64212

Klamath County, Oregon

09/14/2005 10:20:09 AM

Pages 2 Fee: \$26.00

Ramon and Peggy Jimenez

Grantor

Doreen F. Jimenez, Wanda Marie Jimenez and Mauren L. Herrera
Grantee

ok After recording return to:
Peggy Jimenez
PO Box 503
Chiloquin, OR 97624

Until a change is
requested, all tax statements
shall be sent to the following address: Ramon and Peggy Jimenez
PO Box 503
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Ramon Jimenez and Peggy Jimenez, husband and wife, Grantor, conveys to the Doreen F. Jimenez, Wanda Marie Jimenez and Mauren L. Herrera, as tenants in common. Grantee, the real property and all improvements thereon described in Exhibit "A" attached hereto, reserving unto Grantors a life estate in the Property, located in Klamath County, Oregon.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money ."

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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.

Dated this 14 day of Sept, 2005.

Ramon Jimenez
Ramon Jimenez

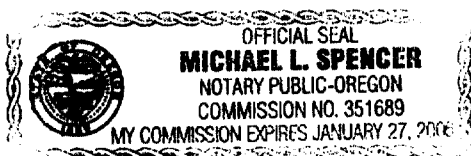
Peggy Jimenez
Peggy Jimenez

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Ramon Jimenez and Peggy Jimenez and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: [Signature]
Notary Public for [Signature]
My Commissioner Expires: 1-16-06



2005

EXHIBIT "A"

A portion of Lot 6 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian , also referenced to as Lot 40 SPINKS SUBDIVISION OF CHILOQUIN, and further described as follows:

Beginning at a point which is West 1091.28 feet from the Southwest corner of Lalo Avenue and Chinchalo Street, according to the plat of West Chiloquin; thence West 118.2 feet; thence South 30°30' West 43 feet; thence South 47°4' East 100 feet; thence North 30°30' East 112.4 feet to the point of beginning.

All that part of Lot 6, Section 34 Township 34 South, Range 7 East of the Willamette Meridian described as follows:

Beginning at a point bearing North 47 degrees and 4 minutes West along the Northerly line of hte County road 640.0 feet from the intersection of the Westerly line of Lalakes Avenue, with the Norther line of Chocktoot Street in the townsite of West Chiloquin, Oregon; and North 10 degrees and 30 minutes East, parallel to Lalakes Avenue 150.2 feet; thence North 30 degrees and 30 minutes East, 60 feet; thence North 47 degrees and 4 minutes West, parallel to the County road, 100 feet; thence South 47 degrees and 4 minutes East, 100 feet to the point of beginning, containing 13/100 of an acre of land, together with the right of use hereby donated and conveyed to the grantee and the public of a street 58.6 feet wide to be known as Applegate Avenue along the Southeast side and an alley 19.6 feet wide to be known as Johnson Way along the Southeast side of tract conveyed.