

mtc-1396-7151

STANLEY R. LANGDON

M05-69127

Klamath County, Oregon

11/15/2005 03:02:23 PM

Pages 1 Fee: \$21.00

Grantor's Name and Address

MU WEN XU

Grantee's Name and Address

After recording return to:

MU WEN XU

1720 Menlo Way
E. Falls, OR 97601

Until a change is requested all
tax statements shall be sent to

The following address:

No change

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WEN XU, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NANCY EASTWOOD, 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:

The Easterly 12 ½ feet of Lot 19 and the Westerly 25 Feet of Lot 20, Block 29, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 per terms of divorce decree

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 10 day of NOVEMBER, 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.

Wen Xu

WEN XU

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on NOV 10, 2005 by WEN XU.

Tamara L. McDaniel

(Notary Public for Oregon)

My commission expires 12/17/05



AMERITITLE has recorded this instrument by request as an accomodation 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

2/100