

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



Everett L. Leach

M06-00254

Klamath County, Oregon

01/05/2006 01:34:58 PM

Pages 1 Fee: \$21.00

as

in

Grantor's Name and Address

Wayne M. Cole

Grantee's Name and Address

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

Wayne Cole

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

Wayne Cole

7957 Tingley Lane
Klamath Falls, Ore.
97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Everett L. Leach

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Wayne M. Cole

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:

A parcel of land 60.00 feet in width located in Section 21 and 28, Twp.39 S. Range 9 E.W.M., more particularly described as follows:

Commencing at a 5/8 inch iron pin in the centerline of Tingley Lane marking the northwest corner of said Section 28; thence S. 00°01'40" W. along said centerline of Tingley Lane, 21.50 feet; thence leaving said road centerline S. 89°58'20" E. 30.00 feet to the easterly line of said Tingley Lane and the Point of beginning for this description; thence continuing S. 89°58'20" E. 726.59 feet, being the centerline of said 60 feet.

(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 \$. 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. (The sentence between the symbols ®, 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 December 2005; 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.

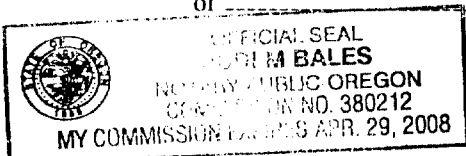
Everett L. Leach

Everett L. Leach

STATE OF OREGON, County of Wallowa ss.

This instrument was acknowledged before me on December 27th 2005, by Everett L. Leach

This instrument was acknowledged before me on Dec 27th, 2005

by Everett L. Leach
as Everett L. Leach
ofAudie M. Bales
Notary Public for Oregon
My commission expires 4-29-2008

Returned @ Counter