

EA

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



Nellymae Fischer
2647 Ward Street
Klamath Falls Oregon 97603

Grantor's Name and Address

Dean Fischer
4800 SE Brookside Dr.
Milwaukie, Ore 97222

Grantee's Name and Address

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

Dean Fischer
4800 SE Brookside Dr.
Milwaukie, Ore 97222

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

Nellymae Fischer
4800 SE Brookside Dr.
Milwaukie, Ore 97222

M06-02387

Klamath County, Oregon

02/08/2006 09:03:02 AM

Pages 1 Fee: \$21.00

M06-03286

Klamath County, Oregon

02/22/2006 10:07:46 AM

Pages 2 Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Nellymae Fischer

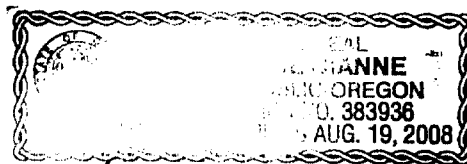
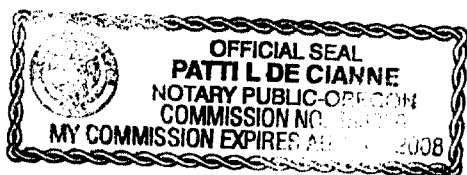
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Daryl Fischer
and Dean Fischer and Nell Fischer Nellymae Fischer
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Tax Roll Description:

Bailey Tracts, lot 35 POR, Acres 0.45

Map Tax lot:

R-3909-002 DC-0400-000



Re-recording to correct the legal description.
See attached deed.

(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 \$ estate planning. ① 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. ① (The sentence between the symbols ①, 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 11/30/06; 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.

Nellymae Fischer

STATE OF OREGON, County of ClackamasThis instrument was acknowledged before me on 11/30/06by Nellymae FischerThis instrument was acknowledged before me on 11/30/06by Nellymae Fischer

as

of

Patti L De Cianne

Notary Public for Oregon

My commission expires 8/19/08

CA
26-

This Indenture Witnesseth, THAT

Eldon C. Payzant and Beula C. Payzant,
husband and wife,

hereinafter known as grantors, for and in consideration of the sum of - - - - - Ten and no-100ths - - - - - Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Leslie J. Fischer and Nellymae Fischer, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Tract 35, BAILEY TRACTS, more particularly described as follows:

Beginning at a point on the West line of said Tract 35, 3 feet North of the Southwest corner of said Tract 35; thence East along a line parallel with the South line of said Tract 35 a distance of 305.09 feet, more or less, to a point on the East line of said Tract 35; thence North along the East line of said Tract 35 a distance of 64.5 feet to a point; thence West along a line parallel with the South line of said Tract 35 to a point on the West line of said Tract 35; thence South along the West line of said Tract 35 a distance of 64.5 feet to the point of beginning.

Subject to contract and/or lien for irrigation and/or drainage; easements and rights of way of record and apparent on the land; rules, regulations and assessments of South Suburban Sanitary District; taxes for current fiscal year, and to mortgage from grantors to First Federal Savings and Loan Association of Klamath Falls, dated March 22, 1956, recorded March 26, 1956 in Vol. 169 at page 477 of Klamath County Mortgage Records, which mortgage grantees assume and agree to pay as the same becomes due.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances

except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 14th day of August 19 59

STATE OF OREGON,)
County of Klamath) ss.

Eldon C. Payzant (SEAL)

Beula C. Payzant (SEAL)

Leslie J. Fischer (SEAL)

Nellymae Fischer (SEAL)

BE IT REMEMBERED, That on this 14 day of August A. D. 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Eldon C. Payzant and Beula C. Payzant, husband and wife, who are known to me to be the identical person s described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

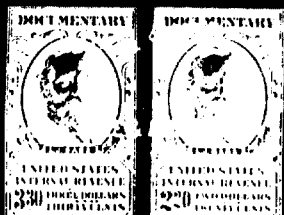
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of

GANONG & GANONG
First Federal Building
Klamath Falls, Oregon

Wm. C. Gannon
Notary Public for Oregon.

My Commission Expires 12/31/61



STATE OF OREGON, COUNTY OF KLAMATH, OR.

Filed for record at request of Wilson Title & Abstract Co. this 14 day of August A. D. 1959 at 2:42 o'clock P. M., and

duly recorded in Vol. 315, of Deeds on Page 75.
CHAS. F. DELAP, COUNTY CLERK

Fee \$1.50

39

By Wm. C. Gannon Notary