

ES

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



Spencer J. Martin

2711 Front Street

Klamath Falls, OR 97601

Michael B. Black

323 Martin

Klamath Falls, OR 97601

Grantor's Name and Address

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

Michael B. Black

323 Martin

Klamath Falls, OR 97601

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

Michael B. Black

323 Martin

Klamath Falls, OR 97601

M06-03352

Klamath County, Oregon

02/22/2006 01:13:45 PM

Pages 1 Fee: \$21.00

SPACE FOR

R.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Spencer J. Martin

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

MICHAEL B. BLACKhereinafter 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:

Beginning at the Southwest corner of Lot 17, Block 21, Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southeasterly along Martin Street 37-1/2 feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37-1/2 feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of beginning, being a part of Lots 17 & 16 of said Block and Addition, situated in the County of Klamath, State of Oregon.

AND SEPARATE PROPERTY DESCRIBED AS FOLLOWS, TO-WIT:

R-3809-033AB-08600-000-00

R418042

NE2 Lot 17, Block 21 Industrial

Located in the County of Klamath, State of Oregon

OTHERWISE KNOWN AS: 320 Division Street, Klamath Falls, OR

(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 \$2,800.00. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 February 22, 2006; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Janice Wachter Power of  
Attorney for Spencer J. Martin

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on February 22, 2006  
by Janice Wachter POA for Spencer Martin

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Vicki Swindler  
Notary Public for Oregon

My commission expires 10-8-09