

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



MARK DAVID HOFFMAN  
1453 WILFORD  
KLAMATH FALLS OR 97601  
Grantor's Name and Address  
ROBERT JOHN MITCHELL  
7232 TEAL DRIVE  
BONANZA OR 97623  
Grantee's Name and Address

M06-09945

Klamath County, Oregon

05/17/2006 11:29:42 AM

Pages 1 Fee: \$21.00

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

Same as Above

SP/

RE/

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

MARK DAVID HOFFMAN  
1453 WILFORD KS 97601  
Robert John Mitchell  
7232 TEAL DR BONANZA  
97623

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

MARK DAVID HOFFMAN

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

ROBERT JOHN MITCHELL AND MARK DAVID HOFFMAN

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:

PARCEL 1: Beginning at the Northerly corner of Block 51, in First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Block 51 and along the Westerly line of Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 51 feet to the West line of said Block 51; thence Northwesterly parallel with Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street to the place of beginning, being a part of Block 51 in First Addition to the City of Klamath Falls, Oregon.

PARCEL 2: Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 364 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.

(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 \$ 0. 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 May 17, 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.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 17, 2006, by Mark David Hoffman

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL  
PENNEY SCRIVNER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 384411  
MY COMMISSION EXPIRES SEP. 6, 2008

Notary Public for Oregon

My commission expires

9-6-2008