

MTC 71642



RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Gerri Ladner, Claiming Successor c/o Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
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08/01/2006 11:26:55 AM Fee: \$21.00

-BARGAIN AND SALE DEED-

Les Jones, aka Leslie Jones, aka Leslie R. Jones, Grantor, conveys to Gerri Ladner, Claiming Successor of the Small Estate of Neva Shinnars, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 4 and 5, and 6 in Block 4 and Lots 10 and 11 in Block 3, PELICAN CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting the following described real property, to-wit:

A tract of land described as follows:

Beginning at the most Northwesterly corner of Block 4 of Pelican City, Oregon and running thence South 10 deg. 20' East along the Easterly right of way line of Lakeport Boulevard a distance of 93 feet to a point; thence North 79 deg. 40' East a distance of 79 feet to a point; thence North 10 deg. 20' West parallel to the Easterly right of way line of Lakeport Boulevard a distance of 47 feet to a point; thence North 79 deg. 40' East a distance of 59.98 feet to a point which lies on the line between Lots 3 and 4 of Pelican City, Oregon; thence Northerly along the line between Lots 3 and 4 of Block 4 of Pelican City, Oregon, a distance of 46 feet to the most Northeasterly corner of Lot 4, Block 4 of Pelican City, Oregon; thence South 79 Deg. 40' West along the Southerly right of way line of Pelican Bay Street a distance of 137.79 feet, more or less to the point of beginning, said tract being a portion of Lots 4, 5, and 6 of Block 4 of Pelican City, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is clear title.

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.

DATED this 31 day of July, 2006.

Leslie R. Jones by Linda Jones
Les Jones, aka Leslie Jones, aka Leslie R. Jones, By Linda Jones,
his attorney-in-fact

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 31st day of July, 2006, the above-named Linda Jones, attorney-in-fact for Les Jones, aka Leslie Jones, aka Leslie R. Jones, and acknowledged the foregoing instrument to be her voluntary act.



Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-09

21.00