

ESC

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



James C. Marsden & Robin L. Marsden
1492 Lakeshore Dr.
Klamath Falls, OR 97601

Grantor's Name and Address

James C. Marsden, Robin L. Marsden, & Jonathan L. Marsden
1492 Lakeshore Dr.
Klamath Falls, OR 97601

Grantee's Name and Address

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

James C. Marsden
1492 Lakeshore Dr.
Klamath Falls, OR 97601

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

James C. Marsden
1492 Lakeshore Dr.
Klamath Falls, OR 97601

2006-018980

Klamath County, Oregon



00004313200600189800010011

SPACE RESERVE

09/21/2006 01:33:10 PM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

James C. Marsden and Robin L. Marsden, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James C. and Robin L. Marsden, husband and wife, as to an undivided 95% interest and Jonathan L. Marsden as to an undivided 5% interest, as tenants in common, 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 tract of real property is the NW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows: Beginning at the West 1/4 corner of Section 27, township 38 South, Range 9 East of the Willamette Meridian; thence North along the section line a distance of 670.00 feet to the Northwest corner of Vista Gardens, a platted subdivision, Klamath County Records; thence Easterly along the North boundary of same (Plat bearing-South 89°42' East resurvey bearings-south 88°51' East) a distance of 200.90 feet, more or less, to the centerline of Old Fort Road, this date existing, being the true point of beginning of this description; thence continuing along aforesaid North boundary of Vista Gardens, 453.10 feet to the Northeast corner thereof; thence North 0°09' East 554.00 feet to the centerline of existing Old Fort Road; thence along said centerline South 35° 25' West 169.50 feet, South 39° 04' West 253.30 feet and South 43°06 West 287.70 feet, more or less to the true point of beginning. Reserving as follows: Reserving from above described tract of real property right of use of a 60.0 foot strip thereof for roadway, particularly described as follows: Beginning at the Southeast corner of said tract; thence North 0°09' East along the East boundary thereof, 78.75 feet; thence North 49°29' West 287.80 feet, more or less, to the centerline of Old Fort Road; thence along said centerline South 39°04' West 60.00 feet; thence South 49°29' East 337.30 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 09/21/06; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

James C. Marsden
Robin L. Marsden

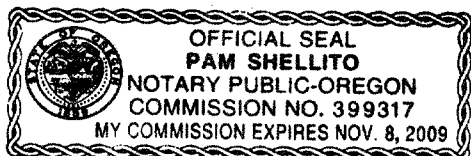
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on September 21, 2006, by James C. Marsden and Robin L. Marsden.

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



Pam Shellito
Notary Public for Oregon

My commission expires Nov 8, 2009

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