

MT78338-KR

THIS SPACE RESERVED FOR RECORDER'S USE

2007-004094

Klamath County, Oregon



00016997200700040940020020

03/12/2007 02:38:48 PM

Fee: \$26.00

Grantor's Name and Address

Benjamin Walter Seput

201 Jefferson Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Benjamin Walter Seput

201 Jefferson Street

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Benjamin Walter Seput

201 Jefferson Street

Klamath Falls, OR 97601

Escrow No. MT78338-KR

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Walter Seput and Sara Morris, as tenants by the entirety**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Benjamin Walter Seput**, 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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 AND 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.

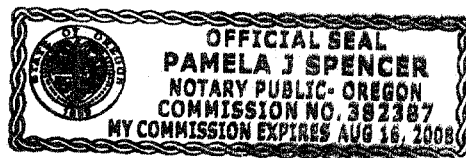
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 22nd day of **February**, 2007 if a corporate grantor, 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.



Walter Seput

Sara Morris

State of Oregon

County of Klamath

This instrument was acknowledged before me on Feb 22, 2007 by Walter Seput and Sara Morris.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2008

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 5, Block 16, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwesterly line of said Lot 5.

PARCEL 2

A portion of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION, Klamath Falls, Oregon; thence Northwesterly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in said Block 16, thence Northeasterly along the Southerly line of said alley, 15 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet; thence Northeasterly parallel to the Southerly side of said Lot 4, 3 feet; thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4; thence Southwesterly along the Southerly line of said Lot 4, 18 feet to the point of beginning.