

MTCT5944 SH

Larry Mortensen

THIS SPACE

2007-005268

Klamath County, Oregon



00018325200700052680020028

03/22/2007 03:45:19 PM

Fee: \$26.00

Grantor's Name and Address

Larry J. Mortensen

P.O. Box 352

Beatty, OR 97621

Grantee's Name and Address

After recording return to:

Larry J. Mortensen

P.O. Box 352

Beatty, OR 97621

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

Larry J. Mortensen

P.O. Box 352

Beatty, OR 97621

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Larry Mortensen and Cheryl Mortensen, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Larry J. Mortensen and Cheryl L. Mortensen, husband and wife, 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 16th day of MAY, 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.

Larry Mortensen

Larry Mortensen

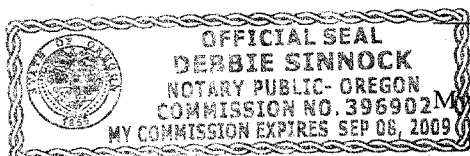
Cheryl Mortensen

Cheryl Mortensen

State of Oregon

County of Klamath

This instrument was acknowledged before me on 3-16-, 2007 by Larry Mortensen and Cheryl Mortensen.



Derbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

240

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Section 19, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as the W1/2 of the SW1/4 of the NE1/4 of Section 19, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, said tract more particularly described as follows:

Commencing at the N1/4 corner of said Section 19; thence South along the North-South centerline of said Section 19 1320.00 feet more or less, to the Northwest corner of the SW1/4 of the NE1/4 and the TRUE POINT OF BEGINNING of the hereinafter described tract of land; thence continuing South along said North – South centerline 1320.00 feet more or less, to the center of said Section 19, thence East 660.00 feet, more or less, to the Southwest corner of the W1/2 of the SW1/4 of the NE1/4 of said Section; thence North along the East line of the W1/2 of the SW1/4 of the NE1/4 1320.00 feet, more or less, to the Northeast corner thereof; thence West 660.00 feet, more or less, to the true point of beginning.

TOGETHER WITH an easement for ingress and egress as granted by instrument recorded November 15, 2006 in Volume 2006, page 022924, Microfilm Records of Klamath County, Oregon.