

2007-005590

Klamath County, Oregon



00018683200700055900030038

03/27/2007 08:59:58 AM

Fee: \$31.00

GRANTOR NAME AND ADDRESS:

Richard J Smith
4512 Luther Road
Springdale, WA 99173

GRANTEE NAME AND ADDRESS:

Yinyan Wang
323 E Augusta
Spokane, WA 99207

AFTER RECORDING RETURN TO:

Yinyan Wang
323 E Augusta
Spokane, WA 99207

UNTIL CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:

Yinyan Wang
323 E Augusta
Spokane, WA 99207

BARGAIN AND SALE DEED - STATUTORY FORM

RICHARD J SMITH, **Grantor**, conveys to YINYAN WANG, **Grantee**, the following described real property situate in Klamath County, Oregon, and legally described as follows, to-wit:

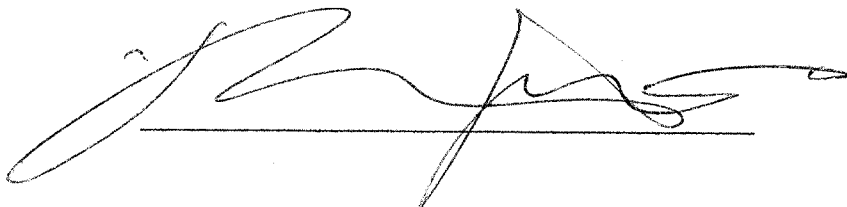
SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED
HEREIN

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

“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.

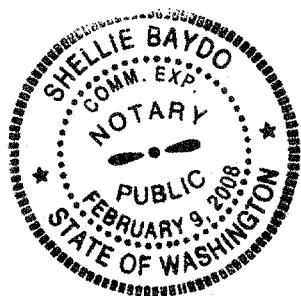
THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS CONVEYANCE IS \$5,000.00.

DATED this 23rd day of March, 2007.



STATE OF WASHINGTON)
) SS.
County of Spokane)

This instrument was acknowledged before me on March 23, 2007, by Richard J Smith.



NOTARY PUBLIC FOR WASHINGTON
My commission expires: 2-9-08

EXHIBIT A TO BARGAIN AND
SALE DEED DATED MARCH 23, 2007

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South, a distance of 148.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 80°37'11" East a distance of 151.61 feet to an iron pin; thence Northerly, on the Westerly side of the county road, along a curve left having a radius of 543 feet, a distance of 35.80 feet to an iron pin; thence North 6°13'20" East, a distance of 44.66 feet to an iron pin; thence North 82°53'38" West a distance of 160.70 feet, more or less, to the point of beginning.

PARCEL 2:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South, a distance of 73.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 82°53'38" East a distance of 160.70 feet to an iron pin; thence North 6°13'20" East a distance of 74.30 feet to an iron pin; thence continuing Northerly on the Westerly side of the county road, along a curve right having a radius of 746.20 feet, a distance of 11.18 feet to an iron pin; thence North 86°38'13" West, a distance of 169.11 feet, more or less, to the point of beginning.