

MT79037-LW  
DANA M. AZEVEDO

THIS SPACE RESERVED FOR RECORDER'S USE

2007-007729  
Klamath County, Oregon



04/30/2007 03:07:38 PM

Fee: \$26.00

Grantor's Name and Address  
JUSTIN R. AZEVEDO  
4221 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603  
Grantee's Name and Address

After recording return to:  
JUSTIN R. AZEVEDO  
4221 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
The following address:  
JUSTIN R. AZEVEDO  
4221 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

Escrow No. MT79037-LW  
BSDBUYER

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DANA M. AZEVEDO, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JUSTIN R. AZEVEDO, 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 \$0.00.  
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 24th day of April, 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.

Dana M. Azavedo  
DANA M. AZEVEDO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-24, 2007 by DANA M. AZEVEDO.

Debbie Sinnock  
(Notary Public for Oregon)



My commission expires 9-8-09

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Westerly 70 feet of the following described property:

Beginning at a point in the Easterly line of Altamont Drive which lies North  $0^{\circ} 31'$  West 131.95 feet from the Northwest corner of Tract 18 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, running thence, North  $0^{\circ} 32'$  West along the Easterly line of Altamont Drive 131.95 feet, more or less, to the Southerly right of way line of Bristol Avenue; thence South  $89^{\circ} 53'$  East along the Southerly right of way line of Bristol a distance of 165 feet; thence South  $0^{\circ} 32'$  East parallel with Altamont Drive a distance of 131.95 feet; thence North  $89^{\circ} 53'$  West 165 feet, more or less, to the point of beginning, being a portion of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the vacated County Road mentioned on page 273, Volume 8 Commissioner's Journal of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Northerly 5 feet conveyed thereof to Klamath County for road purposes by instrument recorded April 5, 1957 in Volume 290, page 612, Deed Records of Klamath County, Oregon.