

MTCT92102

Craig E. Angelo  
404 East 15th Street  
Vancouver, WA 98663-3451  
Grantor's Name and Address

Larry Angelo  
404 East 15th Street  
Vancouver, WA 98663-3451  
Grantee's Name and Address

After recording, return to:  
Craig E. Angelo  
404 East 15th Street  
Vancouver, WA 98663-3451

Until requested otherwise, send all tax statements to:  
Craig E. Angelo  
404 East 15th Street  
Vancouver, WA 98663-3451

2007-008668  
Klamath County, Oregon



05/11/2007 11:23:57 AM

Fee: \$26.00

### BARGAIN AND SALE DEED – STATUTORY FORM

CRAIG <sup>E.</sup> ANGELO, Grantor, conveys to LARRY ANGELO, as his separate property, Grantee, as a tenant in common, one-half (1/2) of his one-half (1/2) interest in the following real property situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT A ATTACHED.

The true consideration for this conveyance is to correct vesting.

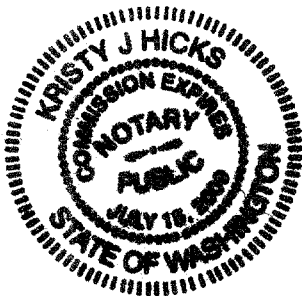
DATED this 8<sup>th</sup> day of May, 2007.

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 PERSONAL 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.

CRAIG E. ANGELO

STATE OF WASHINGTON )  
County of Clark ) ss:

On this 8<sup>th</sup> day of May, 2007 personally appeared before me a Notary Public the within named **Craig E. Angelo** who executed the above instrument freely and voluntarily and for the uses and purposes therein contained.



Notary Public for Washington  
Residing at Mult Co  
My Commission Expires: 7/15/09

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## EXHIBIT A

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon; then South 00° 15' 30" East along the centerline of Avalon Street, 242.83 feet; thence North 89° 44' 30" East, 30.00 feet to a point on the East boundary of said street for the true point of beginning; thence North 89° 44' 30" East, 395.00 feet; thence North 00° 15' 30" West 59.01 feet. to a point on the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary 204.24 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 55° 12' 32" West 202.35 feet); thence North 41° 42' West 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary South 47° 54' 30" West, 144.93 feet to the East boundary of Avalon Street; thence along said boundary South 0° 15' 30" East 216.00 feet to the true point of beginning.

AND an easement for a sewer in and across the following described real estate, situate, lying and being in Klamath County, Oregon, and more particularly described as follows:

A strip of land 10 feet in width lying along the following described centerline:

Beginning at a point 240 feet Northerly, from the North boundary of SUNNYLAND ADDITION to the City of Klamath Falls, and 310 feet Easterly from the East boundary of Avalon Street, at which point a manhole is constructed; thence Northerly to a point on the Southerly boundary line of a parcel of property owned by Shangri-La Apartments, a partnership, said point being north 89°44'30" East 298.00 feet from the East boundary of Avalon Street.

CODE 1 MAP 3809-34CD TL 400