

MTC 13916 - 89714

THIS SPAC

2007-015646

Klamath County, Oregon



00030678200700156460020021

09/05/2007 11:32:42 AM

Fee: \$26.00

Withers W. Moncure

1837 Lexington Avenue

Klamath Falls, OR 97601

Grantor's Name and Address

Withers W. Moncure

1837 Lexington Avenue

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Withers W. Moncure

1837 Lexington Avenue

Klamath Falls, OR 97601

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

No Change

BSD=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Withers W. Moncure, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Withers W. Moncure and Fernanda I. Moncure, as tenants by the entirety, 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.

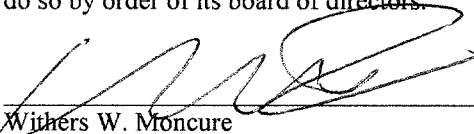
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 30 day of August 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.

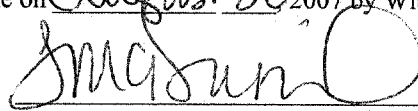

Withers W. Moncure

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon

County of Klamath

This instrument was acknowledged before me on August 30 2007 by Withers W. Moncure.


(Notary Public)

My commission expires 12/17/09



26MTT

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwestern 50 feet of Lot 6, Block 43 of FIRST 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 as follows:

Beginning at the most Westerly corner Lot 6, Block 43 of FIRST ADDITION to the City of Klamath Falls; thence Southerly along the Easterly line of Fifth Street, 50 feet; thence Easterly at right angles to Fifth Street, 52.1 feet; thence Northwesternly parallel with Fifth Street and along the lot lines of Lots 6 and 7 of said Block 43, 50 feet; thence Westerly along the Southerly line of the alley in said Block 43, 52.1 feet to the place of beginning, being the Northwesternly 50 feet of Lot 6 in said Block and Addition.