

MTCL394-9384

THIS SPACE RESERVED FOR RECORDER'S USE

JAMES D. HENRY  
3822 LA MARADA WAY  
KLAMATH FALLS, OR 97603  
Grantor's Name and Address

JAMES D. HENRY  
3822 LA MARADA WAY  
KLAMATH FALLS, OR 97603  
Grantee's Name and Address

2008-002819

Klamath County, Oregon



00041228200800028190020020

03/05/2008 11:20:42 AM

Fee: \$26.00

After recording return to:

JAMES D. HENRY & LINDA DART HENRY  
3822 LA MARADA WAY  
KLAMATH FALLS, OR 97603

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

JAMES D. HENRY & LINDA DART  
HENRY  
3822 LA MARADA WAY  
KLAMATH FALLS, OR 97603

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. HENRY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES D. HENRY AND LINDA DART HENRY, HUSBAND AND WIFE, 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" ATTACHED HERETO AND MADE A PART HEREOF.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

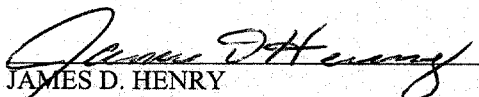
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to create survivorship

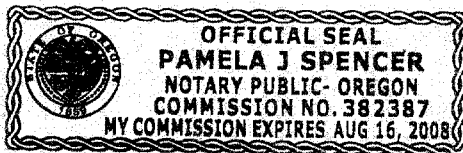
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

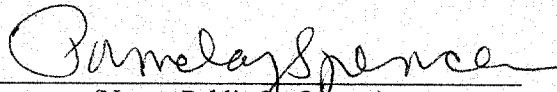
In Witness Whereof, the grantor has executed this instrument this 5th day of March, 2008; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
JAMES D. HENRY

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on March 5, 2008 by JAMES D. HENRY.

  
(Notary Public for Oregon)

AMERITITLE has recorded this instrument by request as an accomodation 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.

My commission expires 8/16/2008

26AMT

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A tract of land being a portion of Lot 15, Block 1, Tract No. 1031, SHADOW HILLS - 1, situated in the NW1/4 SW1/4, Section 35, and the NE1/4 SE1/4, Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 15, from which the Southeasterly corner of said Lot 15, bears South 66 degrees 04' 00" East 78.00 feet; thence North 23 degrees 56' 00" East 104.83 feet to the Southerly line of Marian Court; thence on the arc of a curve to the left (radius point bears South 21 degrees 34' 10" West 200.00 feet and central angle equals 31 degrees 46' 59") 119.20 feet to the Northwesterly corner of said Lot 15; thence South 00 degrees 02' 42" West 77.13 feet to the Southwesterly corner of said Lot 15; thence South 66 degrees 04' 00" East 72.78 feet to the point of beginning.

PARCEL 2:

A tract of land being a portion of Lot 15, Block 1, Tract No. 1031, SHADOW HILLS - 1, situated in the NW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 15; thence North 66 degrees 04' 00" West along the Southerly lot line 78.00 feet; thence North 23 degrees 56' 00" East 104.83 feet to the Southerly line of Marian Court; thence on the arc of a curve to the right (radius point bears South 21 degrees 34' 10" West 200.00 feet, central angle equals 02 degrees 21' 51") 8.25 feet; thence South 66 degrees 04' 00" East 49.75 feet; thence on a curve to the right (radius equals 20.00 feet and central angle equals 90 degrees 00' 00") 31.42 feet to the Westerly line of Summers Lane; thence South 23 degrees 56' 00" West 85.00 feet to the point of beginning.

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