

2008-015428

Klamath County, Oregon

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| RETURN TO:<br>Brandsness, Brandsness &<br>Rudd, P.C.<br>411 Pine Street<br>Klamath Falls, OR 97601 | MAIL TAX STATEMENTS:<br>Hugh and Denise Currin<br>411 Pacific Terrace<br>Klamath Falls, OR 97601 |
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11/14/2008 01:47:20 PM

Fee: \$26.00

-BARGAIN AND SALE DEED-

Irene M. Currin, Grantor, conveys to Hugh D. Currin and Denise Currin, tenants by the entirety, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is no dollars (\$.00).


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

DATED this 14 day of November 2008.

  
 Irene M. Currin

STATE OF OREGON            )  
                                       ) ss.  
 County of Klamath        )

Personally appeared before me this \_\_\_\_ day of November 2008, the above-named Irene M. Currin and acknowledged the foregoing instrument to be her voluntary act and deed.

  
 Notary Public for Oregon  
 My Commission expires: 12/11/11

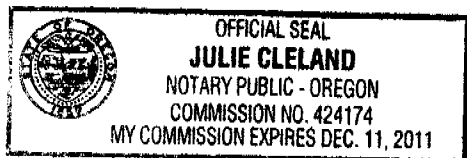


EXHIBIT "A"  
ATTACHMENT

PARCEL 1:

Lot 20 (20) SUNSET BEACH, according to the duly recorded plat thereof, filed in Court House of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING RESERVATIONS: Domestic water shall be used for domestic purposes only. The users of water shall pay for operation and maintenance of the district water system. No home shall contain less than 900 square feet of floor space, exclusive of a garage, and both architecture and workmanship shall not be below FHA specifications. No livestock shall be allowed in the district other than pets, viz, cats and dogs, which shall be kept on the premises of the owner. No residential lot shall in any way be used for commercial purposes, nor shall more than one family unit be placed on one lot. No building shall extend more than 60 feet from the line between the property line and Sunset Drive.

PARCEL 2:

All that portion of Tracts 1 and 16 of MIDLAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of the right of way of the Dalles-California Highway; and Northwesterly of the right of way of the Central Pacific Railway right of way, excepting portion thereof lying in existing ditches, canals or laterals.

SUBJECT TO: Acreage and use limitations, liens, assessments, contracts, easements, water and irrigation rights, all pertaining to Klamath Irrigation District; reservations for roadway; rights of way for pole lines easement; easement and release pertaining to raising and lowering of the waters of Klamath River and servitudes apparent on said lands.

Also the following described property: Also portion vacated road adjacent to Tracts 16 and 17, and vacated road along North end of said property.

PARCEL 3:

Lot 173 and Lot 215, Southerly portion of Tract B and C, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon:

SUBJECT to the reservation that no commercial enterprise or enterprises shall be operated on the above-described real property, and subject to taxes for the fiscal year 1969-70.