

WTC 839143-MS

Don D. Romano

THIS SP

2009-003475

Klamath County, Oregon



00062225200900034750020028

03/10/2009 03:25:52 PM

Fee: \$26.00

Grantor's Name and Address

Don D. Romano

13328 Old Fort Road

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Don D. Romano

13328 Old Fort Road

Klamath Falls, OR 97601

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

Don D. Romano

13328 Old Fort Road

Klamath Falls, OR 97601

Escrow No. MT83943-MS

BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Don D. Romano**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Don D. Romano and Sharrol A. Romano, 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 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 **\$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.

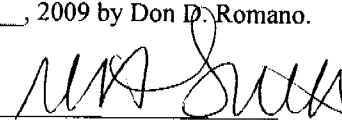
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of March, 2009; 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.

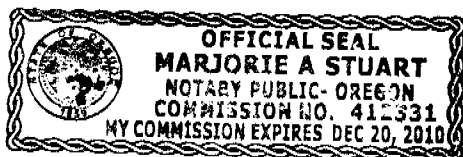
  
Don D. Romano

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3/5, 2009 by Don D. Romano.

  
(Notary Public for Oregon)

My commission expires 12/20/10



26amt

## LEGAL DESCRIPTION

### "EXHIBIT A"

---

#### PARCEL 1:

A tract of land situated in Lot 3, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeasterly corner of Lot 41, First Addition to Algoma, Oregon, said point being on the Southeasterly right of way line of the Old Dalles-California Highway; thence South 4° 44' East along the Easterly line of Lots 41 and 40, First Addition to Algoma, Oregon, a distance of 224.2 feet; thence North 79°30' East a distance of 119.45 feet and North 60°30' East a distance of 200.0 feet; thence South 89°04'30" East a distance of 304.7 feet; thence North 39°30'30" East a distance of 47.4 feet; thence North 57°31'30" West to the Southeasterly right of way line of the Old Dalles-California Highway; thence Southwesterly along said right of way line to the point of beginning.

#### PARCEL 2:

Lot 41 in First Addition to Algoma, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

#### PARCEL 3:

Beginning at a point North 56°30' West 525 feet from the Northeast corner of Lot 4, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 23°30' East 321.5 feet; thence North 89°30' West 385 feet; thence North 7°45' West 175 feet; thence North 79°30' East 107 feet; thence North 60°30' East 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 60 feet (as measured along the North and South lines).