

NTC 13916-9825

2009-015049

Klamath County, Oregon

THIS SPACE RESERVE

After recording return to:

Janet E. Paxson

% Amerititle

300 Klamath Avenue

Klamath Falls, OR 97601



00075934200900150490030038

11/24/2009 11:10:08 AM

Fee: \$47.00

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

Janet E. Paxson

% Amerititle

300 Klamath Avenue

Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That REEVE LAWRENCE PAXSON, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JANET E. PAXSON, who acquired title as JANET E. LELAND, hereinafter called grantee and grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining in the real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See EXHIBIT "A" attached.

SUBJECT TO: Those easements and encumbrances of record and those apparent on the land, if any.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.00 and other valuable consideration.

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

In Witness Whereof, the grantor has executed this instrument this 20th day of November, 2009.

THIS INSTRUMENT WILL 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 TO VERIFY APPROVED USES.

DATED: November 20, 2009.

Reeve L. Paxson
Reeve Lawrence Paxson, Grantor

1 Bargain and Sale Deed


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.

47amt

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared Reeve Lawrence Paxson who, being duly sworn acknowledged said instrument to be his voluntary act and deed.

Before me:



Notary Public for Oregon
My commission expires: 5-23-2010

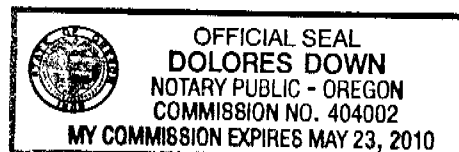


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THAT PORTION of Lot 6, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northwesterly of the following described line: Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a half-inch iron pin between the existing concrete driveways from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a half inch iron pin; thence South 50° 58' 15" West 68.60 feet to a spike on top of a 4" by 4" fence post; thence South 54° 24' 30" West along a fence line 30.60 feet to a half inch iron pin on the Westerly line of said Subdivision; thence North 00° 14' West 2.70 feet to the Westerly corner between Lots 5 and 6 of said Subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West.

AND THAT PORTION of Lot 5, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southerly of the following described line:

Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a 1/2 inch iron pin between the existing concrete driveways, from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a 1/2 inch iron pin; thence South 50° 58' 15" West, 68.60 feet to a spike on top of a 4" fence post; thence South 54° 24' 20" West along a fence line 30.60 feet to a 1/2 inch pin on the Westerly line of said subdivision; thence North 00° 14' West, 2.70 feet to the Westerly corner between Lots 5 and 6 of said subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West.