

38420

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MTC 41351-MS

GRANTOR NAME AND ADDRESS

GRANTEE NAME AND ADDRESS

AFTER RECORDING RETURN TO

SEND TAX STATEMENTS TO

Howard Alden Phearson, Jr.  
1980 Gatewood Dr.  
Klamath Falls, OR 97603**BARGAIN AND SALE DEED - STATUTORY FORM**

Shawn P. Burke, Grantor, conveys to Dorene L. Burke, nka Dorene L. Phearson, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

"Lot 3, Block 4, Tract No. 1035, GATEWOOD, in the County of Klamath, State of Oregon."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

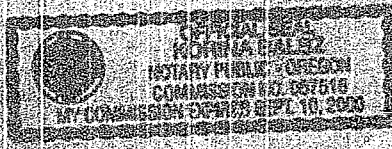
The true and actual consideration for this conveyance is \$2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration being in settlement of property matters in the dissolution of marriage in Klamath County Circuit Court Case No. 9601043CV.

DATED this 29 day of April, 1997.

Shawn P. Burke  
SHAWN P. BURKE

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 29th 1997 by Korina Balisz



Korina Balisz  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day of May A.D. 19 97 at 10:35 o'clock A. M. and duly recorded in Vol. M97 of Deeds on Page 16493

FEE \$30.00

By Bernetha G. Letch, County Clerk  
Korina Balisz

97 MAY 30 AM 035