

Vol M03 Page 29051

State of Oregon, County of Klamath

Recorded 05/02/2003 8:19 a m.Vol M03 Pg 29051-52

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

'03 MAY 2 AM 8:19

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that JEFFREY W. VON URFF, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CRYSTAL ANN DUNCAN, a married woman, as her sole and separate property, 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 any way appertaining, situated in Klamath County,

State of Oregon, described as follows, to-wit:

Klamath Forest Estates, Lot 16, Block 15, Subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

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 \$ 4,600.

IN WITNESS WHEREOF, the grantor has executed this instrument on

(DATE)

4-7-03

Jeffrey W. Von Urff

THIS INSTRUMENT WILL NOT ALLOW USE OF THIS 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST

[http://us.f148.mail.yahoo.com/ym/ShowLetter?box=Inbox&MsgId=5792\\_370612...](http://us.f148.mail.yahoo.com/ym/ShowLetter?box=Inbox&MsgId=5792_370612...) 4/7/2003

26 v. 0A cc- Ryan, Mike

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PRACTICES AND DEFINED IN ORS 30.930.

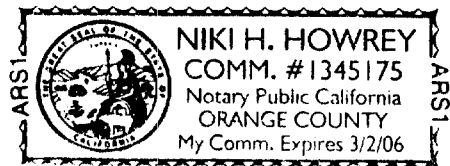
STATE OF CALIFORNIA }

} SS

COUNTY OF \_ } ORANGE

On 4/9/03 before me, \_\_\_\_\_ A Notary Public, personally appeared JEFFREY W. VON URFF, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



x Niki H. Howrey

(Notary Signature)

(Space above for official notarial seal)

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