

05 MAR 4 PM 3:10

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTZ-1390-6109

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Levern Ferguson

or's Name and Address

Levern Ferguson, et al

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Levern Ferguson

8821 Ground Squirrel Drive

Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

State of Oregon, County of Klamath

Recorded 03/04/2005 3:10 p m

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Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Levern Ferguson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Levern Ferguson and Judy Fletchhar, not as tenants in common but with rights of *** 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:

Lot 20 in Block 29 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon

***survivorship

AMERITITLE has recorded this instrument by request as an accomodation 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ other than \$\$ ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on 3/4/05; if grantor is a corporation, 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.

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 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Levern Ferguson

STATE OF OREGON, County of Klamath) ss.

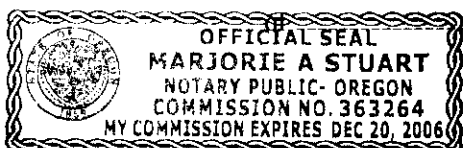
This instrument was acknowledged before me on

by Levern Ferguson

This instrument was acknowledged before me on

by

as



Notary Public for Oregon

My commission expires

2/00