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



'05 APR 25 PM3:44

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Larry R. Buxman  
3109 Madison Street  
Klamath Falls, OR 97603

Karen K. Buxman  
3109 Madison Street  
Klamath Falls, OR 97603  
Grantee's Name and Address

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

Karen K. Buxman  
3109 Madison Street  
Klamath Falls, OR 97603

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

Karen K. Buxman  
3109 Madison Street  
Klamath Falls, OR 97603

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State of Oregon, County of Klamath  
Recorded 04/25/2005 3:48 m  
Vol M05 Pg. 20184  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Larry R. Buxman

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Karen K. Buxman, 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 5, VALLEY VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Assessors Parcel Number: R-3909-012BB-03600/R559988

(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 \$0.00. However, the consideration paid for this transfer is not the same as the consideration paid for the transfer of the property to the transferee.

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 March, 2005; 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.

Larry R. Buxman

STATE OF COLORADO, County of MESA ) ss.

This instrument was acknowledged before me on  
by \_\_\_\_\_ R. BUI MAU  
This instrument was acknowledged before me on

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

**SHERYL A. NOYES**

Notary Public for Colorado COLORADO  
My commission expires 5/23/10