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



DEBRA LYNN SEXTON HERNANDEZ

State Of Oregon, County Of Klamath

M05-62602

08/23/2005 03:07:18 PM

Of Pages 1 Fee: \$21.00

Grantor's Name and Address

GARY JOE TURNER and VIRGINIA THOMPSON

Grantee's Name and Address

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

GARY JOE TURNER and VIRGINIA THOMPSON

6422 Alva Street

Klamath Falls, OR 97603

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

GARY JOE TURNER and VIRGINIA THOMPSON

6422 Alva Street

Klamath Falls, OR 97603

SPACE

RECOI

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DEBRA LYNN VARGA now known as DEBRA LYNN SEXTON HERNANDEZ

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GARY JOE TURNER and VIRGINIA THOMPSON, as tenants in commonhereinafter 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 7 in Block 97 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-029CC-07400-000 Key #366721

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.

(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 \$ 1.00. However, theactual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , 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 August 23, 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.

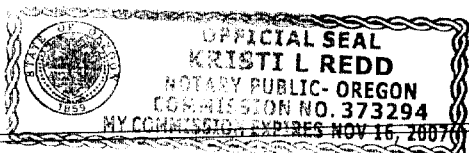
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Debra Lynn Sexton Hernandez
Debra Lynn Sexton Hernandez by Vernon Dean Baird her attorney-in-fact

Vernon D Baird
Her Attorney-in-fact

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 23, 2005, by Vernon Dean Baird as attorney-in-fact for DEBRA LYNN SEXTON HERNANDEZ

This instrument was acknowledged before me on _____, by _____, as _____, of _____



Notary Public for Oregon

My commission expires

11/16/2007