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



Bill Lopez
 1722 NE 13th St
 LINCOLN City, OR 97367
Grantor's Name and Address
 MATTHEW JAMES DAWSON
 1510 NE 10th St
 LINCOLN City, OR 97367
Grantee's Name and Address

M05-69249

Klamath County, Oregon

11/17/2005 08:32:01 AM

Pages 1 Fee: \$21.00

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

MATTHEW JAMES DAWSON
 1510 NE 10th St
 LINCOLN City, OR 97367

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

MATTHEW JAMES DAWSON
 1510 NE 10th St
 LINCOLN City, OR 97367

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Bill Lopez

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

MATTHEW JAMES DAWSON

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 12, BLOCK 67, Fifth Addition To Nimrod River Park, according To The official Plat Thereof on file in The office of The County Clerk of Klamath County, Oregon.

Subject To Covenants, Conditions, reservations, easements, Restrictions, rights of way AND ALL MATTERS appearing of record.

(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 \$ 3000.00. ^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. ^② (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 November - 9th - 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.

STATE OF OREGON, County of KLAMATH) ss.This instrument was acknowledged before me on November - 9th - 2005by Bill LopezThis instrument was acknowledged before me on NOVEMBER 9, 2005by WILLIAM ALFRED LOPEZ

as

of



GRACE Z. PEARSON
 Comm. # 1441088
 Notary Public - California
 Klamath County
 Expires 12-31-2007

Notary Public for Oregon

My commission expires

CALIFORNIA
SEPT. 23, 2007