

mtc-71645 TM

**M06-00519**

Klamath County, Oregon

01/10/2006 03:03:19 PM

Pages 2 Fee: \$26.00

Grantor's Name and Address

ANDREW D. MC GUIRE

PO BOX 126

MALIN, OR 97632

Grantee's Name and Address

After recording return to:

ANDREW D. MC GUIRE

PO BOX 126

MALIN, OR 97632

Until a change is requested all  
tax statements shall be sent to

The following address:

ANDREW D. MC GUIRE

PO BOX 126

MALIN, OR 97632

Escrow No. MT71645-TM

BSD=====

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That KELLY M. MCGUIRE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ANDREW D. MC GUIRE, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit The S1/2 SE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, and the SE1/4 SE1/4; N1/2 SE1/4 and the NE1/4 of Section 28, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4012-00000-06500-000  
Tax Account No: 4012-00000-06500-000  
Tax Account No: 4012-02100-00600-000

Key No: 601147  
Key No: 627708  
Key No: 627441

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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 actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 6 day of January, 2006; if a corporate grantor, 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.

  
KELLY M. MCGUIRE

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INDIVIDUAL AGENCIES WEEP SHEET

County of Klamath

**undersigned Notary Public, personally appeared**

**Personally known to me**

**WITNESS my hand and official seal.**

**Notary's signature**



**OFFICIAL SEAL  
T MC DANIEL  
NOTARY PUBLIC- OREGON  
COMMISSION NO. 400305  
MY COMMISSION EXPIRES DEC 17, 2009**

Signer(s) other than named above \_\_\_\_\_

**THIS CERTIFICATE MUST BE ATTACHED TO THE ABOVE DESCRIBED DOCUMENT.**