

EA

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



MTC-1396-1353

THOMAS SIMPSON

 Grantor's Name and Address  
 THOMAS AND MERCEDES SIMPSON

Grantee's Name and Address

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

 THOMAS SIMPSON  
 5050 HACIENDA DR. #124  
 DUBLIN, CA 94568

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

 THOMAS SIMPSON  
 5050 HACIENDA DR. #124  
 DUBLIN, CA 94568

M06-01679

Klamath County, Oregon

01/27/2006 10:49:44 AM

Pages 1 Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that THOMAS SIMPSON

 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
 THOMAS SIMPSON AND MERCEDES SIMPSON, AS TENANTS BY THE ENTIRETY

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 1223, TRACT 1440, RANCHVIEW ESTATES, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ -0- 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.

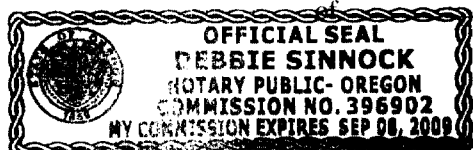
IN WITNESS WHEREOF, the grantor has executed this instrument on JANUARY 25, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

THOMAS SIMPSON

STATE OF OREGON, County of OREGON ) ss.

 This instrument was acknowledged before me on JANUARY 25, 2006  
 by THOMAS SIMPSON

 This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_


Notary Public for Oregon

My commission expires \_\_\_\_\_

21.00