



After recording return to:  
Mr. and Mrs. Steve Stuart

419 No. 10th  
Klamath Falls, OR. 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Mr. and Mrs. Steve Stuart  
Address as shown above.

File No.: 7021-771482 (MTA)

Date: March 09, 2006

**M06-06672**

Klamath County, Oregon

04/06/2006 11:40:12 AM

Pages 2 Fee: \$26.00

### STATUTORY BARGAIN AND SALE DEED

**RUTH A. BOWEN**, Grantor, conveys to **STEVE STUART and WENDY STUART, husband and wife**, Grantee, the following described real property:

**Lot 3 Block 99 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.**

The true consideration for this conveyance is **\$-0- to convey title only..** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 9th day of March, 2006.

  
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**Ruth A. Bowen**

APN: 409285

Bargain and Sale Deed  
- continued

File No.: 7021-771482 (MTA)  
Date: 03/09/2006

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 13<sup>th</sup> day of March, 2006  
by **Ruth Bowen**.

Marlene T. Addington  
Notary Public for Oregon  
My commission expires: 3-22-2009

