

After Recording Return to:

**JAMES H. BLAND**

525 Main St.

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:**JAMES H. BLAND****BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **JAMES H. BLAND and JOANNE BLAND, AS SOLE HEIRS TO THE ESTATE OF CONNIE BLAND, DECEASED**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JAMES H. BLAND**, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

Unit 10468, (McGuire), Tract No. 1336, **FALCON HEIGHTS CONDOMINIUMS PHASE 1**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 164 MAP: 3909-03400 TAX LT 90040 KEY NO: R883602

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$TO CLEAR TITLE**.

(here comply with the requirements of ORS 93.930)

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)).

In Witness Whereof, the grantor has executed this instrument **APRIL 24, 2006**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*James H. Bland*

*Joanne Bland*

STATE OF OREGON,

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) ss.

County of **KLAMATH**

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The foregoing instrument was acknowledged before me this  
**APRIL 24**, 2006, by **JAMES H. BLAND and JOANNE BLAND**.

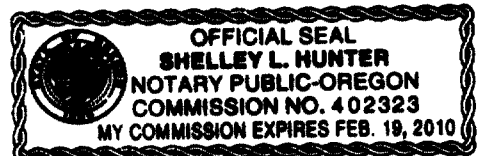
(SEAL)

Notary Public for Oregon

My commission expires: **2-19-2010****BARGAIN AND SALE DEED**

**JAMES H. BLAND and JOANNE BLAND, as grantor**  
and

**JAMES H. BLAND, as grantee**



This document is recorded at the request of:

**Aspen Title & Escrow, Inc.**

**525 Main Street**

**Klamath Falls, OR 97601**

Order No.: 00063183