

M06-09482

Klamath County, Oregon

05/11/2006 10:53:48 AM

Pages 1 Fee: \$21.00

After Recording Return to:

ODELL AND JOY BAUGHMAN

P.O. BOX 1054

LAPINE, OR 97739

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

SAME AS ABOVE

This document is being recorded as an accomodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

ASPEN: 6892

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ODELL J. BAUGHMAN AND JOY A. BAUGHMAN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto COY R J BAUGHMAN, an individual, 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:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 110 feet to the point of beginning.

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 VESTING ONLY..
(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 May 10, 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.

By
Odell J. Baughman
ODELL J. BAUGHMAN

Joy A. Baughman
JOY A. BAUGHMAN

BY: Joy Ann Baughman
JOY ANN BAUGHMAN, HIS ATTORNEY IN FACT
His attorney in fact

STATE OF OREGON,

) ss.

County of DESCHUTES

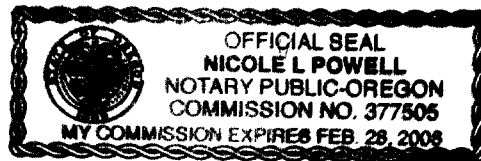
The foregoing instrument was acknowledged before me this
10TH DAY OF MAY, 2006, by JOY ANN BAUGHMAN,
ATTORNEY IN FACT FOR ODELL J. BAUGHMAN AND JOY A.
BAUGHMAN AN INDIVIDUAL.

Nicole J. Powell
Notary Public for Oregon

(SEAL)

My commission expires: 2/28/2008

BARGAIN AND SALE DEED
BAUGHMAN et ux, as grantor
and
BAUGHMAN, as grantee



This document is recorded at the request of:
JOY A. BAUGHMAN
P.O. BOX 1054
LAPINE, OR 97739
Order No.: ACCOMODATION ONLY