

ES

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



MTC-1396-7640

Hunter & Brown

Grantor's Name and Address

John & Julie Brown

Grantee's Name and Address

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

John & Julie Brown
2300 Yale St.
Klamath Falls, OR 97601

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

SAME AS ABOVE

M06-09855

Klamath County, Oregon

05/16/2006 10:30:23 AM

Pages 2 Fee: \$26.00

SPACE RESERVED
FOR
RECORDER'S USE

and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Israel D. Hunter, John W. Brown and Julie A. Brown, Husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John W. Brown and Julie A. Brown, Husband and wife, 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:

see Attached Exhibit A

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 \$ 0.00. [Ⓛ] 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. [Ⓛ] (The sentence between the symbols [Ⓛ], 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 _____; 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.

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, 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)).

Israel D. Hunter
John W. Brown
Julie A. Brown

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on May 15, 2006
by Israel D. Hunter, John W. Brown and Julie A. Brown
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Stacy M. Howard
Notary Public for Oregon
My commission expires Nov 18, 2007

26.00

Exhibit A Legal Description

Lot 11 in Block 39 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Yale Street and vacated Oregon Avenue which inured thereto.

Also Lots 12, 13, 14, 15 and 18 in Block 40 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Yale Street and vacated Oregon Avenue which inured thereto.

Also the Southeasterly 64 feet of Lot 17 and the Southeasterly 48 feet of Lot 16 in Block 40 of BUENA VISTA ADDITION, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.