## M06-10648

Klamath County, Oregon 05/26/2006 08:53:52 AM Pages 1 Fee: \$21.00

SEND TAX STATEMENTS TO:

Patrick Webb

P.O. Box 201 / Dillard, OR 97432

AFTER RECORDING RETURN TO:

Nilsen, Johnson & McKinney, PC

P.O. Box 1265

Roseburg, OR 97470

**GRANTOR:** 

Price Webb

2285 Old Hwy. 99 South Roseburg, OR 97470 GRANTEE: Patrick Webb P.O. Box 201 Dillard, OR 97432

## **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Price Webb**, hereinafter called the Grantor, conveys to **Patrick Webb**, hereinafter called the Grantee, the following described real property:

Lot 21, Block 46, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 THIS 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 ORS 197.352.

The true consideration for this conv	eyance is estate distribution.
IN WITNESS WHEREOF, Grantor, 2006.	has executed this instrument this 10 day of Price Webb
STATE OF OREGON ) ss. County of Douglas )	
•	Notary Public for Oregon  OFFICIAL SEAL  NOTARY PUBLIC - OREGON  COMMISSION NO. 393394

MY COMMISSION EXPIRES JUNE 1, 2009