

RECORDING REQUESTED BY
Commonwealth Land Title Co.

Clifford R. Caldwell
2889 Brannick Place
San Diego, CA 92122
Grantor's Name & Address

Kathleen R. Caldwell
2889 Brannick Place
San Diego, CA 92122
Grantee's Name & Address

After recording, return to (Name, Address, Zip):
Clifford R. Caldwell
2889 Brannick Place
San Diego, CA 92122

Until requested otherwise, send all tax statements to:
Same as above

Tax Acct. No. 3809-028DC-04300-000
Key No.: 374865
Escrow No: 03108550-500-JL3
Title No: 0074257

MTL-74257

M06-10806

Klamath County, Oregon

05/30/2006 09:58:15 AM

Pages 2 Fee: \$26.00

Space above this line for Recorder's use

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Kathleen R. Caldwell**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Clifford R. Caldwell**

hereinafter called grantee; and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments an appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 15 and 16 in Block 5 of DIXON ADDITION, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

***FOR LOVE AND AFFECTION**

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 \$ *** 524,000**. 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 deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on **5/24/06**, 2006; 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)).

Kathleen R. Caldwell
Kathleen R. Caldwell

STATE OF OREGON, County of _____)ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

Attached CA Acknowledgement

26.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

SS.

On 05/24/06

Date

before me, Tanya L. Morales, Notary Public

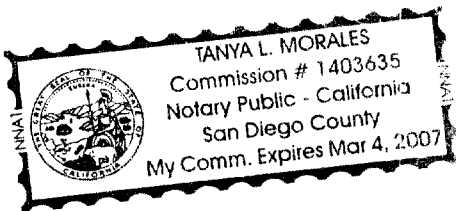
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Kathleen R. Caldwell

Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her~~ their authorized capacity(~~ies~~), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Tanya L. Morales
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Bargain and Sale Deed

Document Date:

05/24/06

Number of Pages:

01

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here