

EA

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



PATRICK D. OBERFRANC

791 J ST

FORKS WA 98331

Grantor's Name and Address

RUFUS H. GUFFIE

PO BOX 501 BONANZA OR 97623

Grantee's Name and Address

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

SAME AS ABOVE

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

RUFUS H. GUFFIE

PO BOX 501 BONANZA OR 97623

M06-11088

Klamath County, Oregon

06/01/2006 11:28:57 AM

Pages 1 Fee: \$21.00

SP

RE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RUFUS H. GUFFIE AND PATRICK D. OBERFRANC,  
~~NET AS TENANTS IN COMMON BUT WITH FULL SURVIVORSHIP~~  
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
RUFUS H. GUFFIE, 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 any way appertaining, situated in KALAMATH County,  
 State of Oregon, described as follows, to-wit: LOT 45, BLOCK 32, KALAMATH FALLS FOREST ESTATES  
HIGHWAY 66 UNITA, PLAT NO 2, IN THE COUNTY OF KALAMATH, STATE OF OREGON.

(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 \$ NONE. ① 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. ② (The sentence between the symbols ①, 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 06/01/06; 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.

THIS INSTRUMENT WILL 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 1, 2006  
by Rufus H. Guffie and Patrick D. Oberfranc

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 10/16/08