

ES

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



Grantor's Name and Address

Grantee's Name and Address

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

Michael W. Black and Latrisha L Black

5536 DeWitt
Klamath Falls, OR 97601

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

no change

no change
Same as above

S

B

M06-13510

Klamath County, Oregon

07/03/2006 02:11:19 PM

Pages 3 Fee: \$31.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Harold D. Bohm and Pauleen J. Bohm, Husband and wife, Cynthia L. Sperry and Lenora Denzil Moore Trustee for the Living Trust of Lenora Denzil, Moore hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael W. Black and Latrisha L. Black, 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 Legal Description

****The purpose of this conveyance is to clarify the legal description of the Grantees property.**

3908-012C-00600

(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. 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 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 _____ 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)).

Harold D. Bohm

Pauleen J. Bohm

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 6th, 2006
by Harold D. Bohm and Pauleen J. Bohm

This instrument was acknowledged before me on _____
by _____
as _____
of _____



**OFFICIAL SEAL
CAMERON FORNEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 395096
MY COMMISSION EXPIRES JUL. 20, 2009**

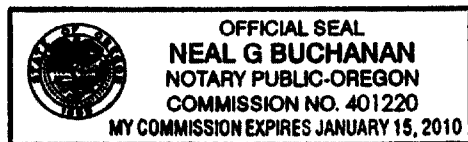
Notary Public for Oregon

My commission expires July 20, 2009

Cynthia L. Sperry GRANTOR SIGNATURE PAGE
By David L. Sperry Attorney In Fact
Cynthia L. Sperry

STATE OF OREGON, COUNTY OF KLAMATH
This instrument was acknowledged before me on June 28, 2006 by David L. Sperry
Attorney In Fact for
Cynthia L. Sperry

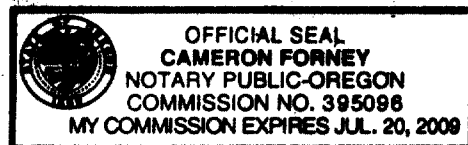
Neal G. Buchanan
Notary Public
State of OREGON
My Commission expires: 1-15-10



Lenora Denzil Moore
Lenora Denzil Moore, Trustee

STATE OF OREGON, COUNTY OF KLAMATH
This instrument was acknowledged before me on July 27, 2006
By Lenora Denzil Moore Trustee for the Living Trust of Lenora Denzil Moore

Cameron Forney
Notary Public
State of Oregon
My Commission expires: July 20, 2009



TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

DENNIS A ENSOR O.L.S

JOHN HEATON L.S.I.T.

April 20, 2006

Legal Description

A tract of land situated in the NE1/4 SW1/4 of section 12, T39S, R8EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center 1/4 corner of said section 12, said center 1/4 corner based on "DeWitt Home Tracts", according to the official plat thereof on file at the office of the Klamath County Clerk; thence S00°04'00"W, along the West line of said "Dewitt Home Tracts", 660.00 feet; thence, leaving said West line, West 263.23 feet to the true point of beginning of this description; thence South 165.00 feet; thence West 66.00 feet; thence South 165.00 feet; thence East 328.85 feet to a point on the West line of said "DeWitt Home Tracts"; thence N00°04'00"E, along said West line, 330.00 feet; thence, leaving said West line West 263.23 feet to the point of beginning, excepting therefrom, the North 20.00 feet reserved for road purposes, this parcel contains 2.12 acres, more or less, with bearings based on record of survey 3572 on file at the office of the Klamath County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor

Dennis A. Ensor O.L.S 2442

Expires 12-31-2007