

2006-015760

Klamath County, Oregon



00000434200600157600030036

08/04/2006 03:37:30 PM

Fee: \$31.00



After recording return to:
First American Title
1225 Crater Lake Ave
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Same as of record

File No.: 7161-855985 (SDB)
Date: July 12, 2006

THIS:

STATUTORY BARGAIN AND SALE DEED

Andrew D. McGuire, Grantor, conveys to **Andrew Doug McGuire and Kelley Marie McGuire, as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 7 day of Aug, 2006.

Andrew D. McGuire
Andrew D. McGuire

31.-F

APN: 627441

Bargain and Sale Deed
- continued

File No.: 7161-855985 (SDB)
Date: 07/12/2006

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of August, 2006
by **Andrew D. McGuire**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-06



APN: **627441**

Bargain and Sale Deed
- continued

File No.: **7161-855985 (SDB)**
Date: **07/12/2006**

EXHIBIT A

LEGAL DESCRIPTION:

THE S 1/2 SE 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. AND

THE SE 1/4 SE 1/4; N 1/2 SE 1/4 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES AS SHOWN IN EASEMENT, RECORDED APRIL 23, 1979 IN VOLUME M79 PAGE 8118, DEED RECORDS OF KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR USE AS ROADWAY AS SHOWN IN EASEMENT, RECORDED AUGUST 25, 1980 IN VOLUME M80 PAGE 16053, DEED RECORDS OF KLAMATH COUNTY, OREGON.