

2006-015779

Klamath County, Oregon

After Recording Return to:

Sandra L. Hartley
146 Hillside Avenue
Klamath Falls, OR 97601

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

Sandra L. Hartley
146 Hillside Avenue
Klamath Falls, OR 97601



00000458200600157790010013

08/07/2006 09:29:33 AM

Fee: \$21.00

ASPEN: 63694 PS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Sharon M. Hartley, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **SANDRA L. HARTLEY and STEVEN C. HARTLEY**, not as tenants in common, but with rights of survivorship, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

All that portion of Lots 1, 2 and 3, Block 15, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1 of said Block 15; thence Westerly along the South line of said Block 15, a distance of 147.18 feet to the Southwest corner of Lot 3 of said Block 15; thence Northerly along the Westerly line of said Block 15, a distance of 66 feet; thence Easterly a distance of 147.18 feet, more or less, to a point on the Easterly line of said Block 15 which is 66 feet Northerly along said line from the Southeast corner of said Lot 1; thence Southerly along the Easterly line of said Lot 1 a distance of 66 feet to a point of beginning.

CODE 001 MAP 3809-028DC TL 05200 KEY# 375711

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is to correct vesting.
 (here comply with the requirements of ORS 93.930)

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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument August 1, 2006 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Sharon M. Hartley

STATE OF OREGON,

) ss.

County of **Klamath**

The foregoing instrument was acknowledged before me this -

August 1, 2006, by Sharon M. Hartley*Pam Shellito*
Notary Public for Oregon

(SEAL)

My commission expires: Nov 8, 2009

BARGAIN AND SALE DEED
SHARON M HARTLEY, as grantor
 and

SANDRA L. HARTLEY and STEVEN C. HARTLEY, not as
tenants in common, but with rights of survivorship
146 Hillside Avenue
Klamath Falls, OR 97601, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
 Order No.: 00063694

\$21A