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Timothy S. Hitson
8167 17th St.
Terrebonne, OR 97760
Grantor's Name and Address

~~MICHAEL L. SHEARER~~
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
MICHAEL L. SHEARER
406 SKYLARK DR
BREMERTON WA 98312

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

2006-016737
Klamath County, Oregon

00001620200600167370010011

08/21/2006 10:31:46 AM Fee: $21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Timothy S. Hitson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael L. Shearer, 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: Lot 30, Block 42, First Addition to "Klamath Forest Estates", according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 $10,500. 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.~~ ① (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 August 21, 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)).

Timothy S. Hitson

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on August 21 2006,
by Timothy S. Hitson.
This instrument was acknowledged before me on _____,
by _____
as _____
of _____.

OFFICIAL SEAL
CHARLENE PARADIS
NOTARY PUBLIC-OREGON
COMMISSION NO. 392230
MY COMMISSION EXPIRES APR. 27, 2009

Charlene Paradis
Notary Public for Oregon
My commission expires 4-27-2009