

2006-016984

Klamath County, Oregon



00001920200600169840030030

THIS SP.

08/23/2006 02:47:05 PM

Fee: \$31.00

After recording return to:

Misty A. Heater

PO BOX 353

CRESCENT, OR 97733

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

Same as above

File No.:

Date: August 18, 2006

TATUTORY BARGAIN AND SALE DEED

1st 2006-389

Misty A. Heater who acquired title as Misty George-Davidson

, Grantor, conveys to **Misty A. Heater and Mark T. Heater, as tenants by the**
entirety, Grantee, the
following described real property:

See Legal Description attached hereto as exhibit "A". Tax Acct no. 150614, Map/Tax Lot no. 240836-DD-1200

The true consideration for this conveyance is **\$0.00/NONE**. (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 22 day of AUGUST, 20 06.

31-C

Date: 08/18/2006

This instrument was acknowledged before me on this 22 day of AUGUST, 2006
by **Misty A. Heater**.

My commission expires: 7-18-08

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Lot 1, Pinney's Acres, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a Southwest corner of said Lot 1; thence N. 40° 38' 35" E. , 311.99 feet to a 5/8 inch Iron rod; thence S. 89° 21' 15" E., 107.50 feet to a 5/8 inch iron rod; thence S. 00° 38' 45" W., 288.78 feet to an iron rod on the South line of said Lot 1; thence N. 89° 17' 00" W., along the South line of said lot, 308.03 feet to the point of beginning.

TOGETHER WITH access easement as contained in Warranty Deed, dated January 6, 1981, recorded January 12, 1981 in Volume M81 Page 476, records of Klamath County, Oregon, as follows:

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described parcel bound on the North and South by the respective North and South property lines of said parcel.

Tax Parcel Number: 150614