

ES NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2006-020234

Klamath County, Oregon



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10/09/2006 09:43:51 AM

Fee: \$21.00

WALTER NEAL DEAN
 PEGGY ANN DEAN - 8999
 MONUMENT DR GRANTS PASS, OR 97526
 Grantor's Name and Address
 ALLEN L. VADER - DAVID N. OCEAN
 8999 MONUMENT DR
 GRANTS PASS, OR
 Grantee's Name and Address

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

WALTER & PEGGY DEAN
 8999 MONUMENT DR
 GRANTS PASS, OR 97526

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

WALTER & PEGGY DEAN

ABOVE ADDRESS

ASPEN: 6945

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WALTER NEAL DEAN & PEGGY ANN DEANhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALLEN L. VADER & DAVID N. OCEANhereinafter 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 31, BLOCK 36 TRACT No 1184 - OREGON SHORES
 UNIT #2 - FIRST ADDITION, ACCORDING TO THE OFFICIAL
 PLAT THERE OF ON FILE IN THE OFFICE OF THE CLERK
 OF KLAMATH COUNTY, OREGON

This document is being recorded as an
 accommodation only. No information
 contained herein has been verified.

Aspen Title & Escrow, Inc.

(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 OCT 5 - 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.

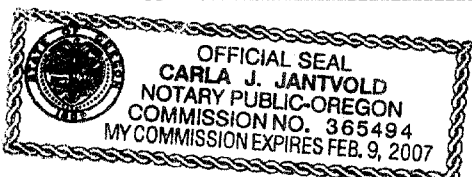
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
 RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,
 UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS
 INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULA-
 TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
 USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORE-
 EST 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)).

OCT 5 - 2006 (LSD)
Walter Neal Dean
Peggy Ann Dean

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 6, 2006
 by Walter Neal Dean and Peggy Ann Dean

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



Carla J. Jantvold
 Notary Public for Oregon
 My commission expires 02/09/07

#21-A