

MTCT4173

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

James T. Bailey
1425 Pleasant Avenue
Klamath Falls, OR 97601

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

James T. Bailey
1425 Pleasant Avenue
Klamath Falls, OR 97601

2006-022856

Klamath County, Oregon



00008822200600228560030036

11/15/2006 11:11:37 AM

Fee: \$31.00

Above Space Reserved for Recorder's Use

BARGAIN AND SALE DEED

*Bonnie L. Harro, who acquired title as
KNOW ALL BY THESE PRESENTS that **Bonnie L. Bailey**, formerly married to Grantee
(herein referred to as Grantor, whether one or more) hereinafter stated does convey unto **James
T. Bailey** (herein referred to as Grantee, whether one or more), and unto Grantee's heirs,
successors and assigns, all of the Grantor's right title and interest in and to that certain real
property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way
appertaining, situated in **Klamath County, Oregon**, to-wit:

**Lot 10, Block 13, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to
the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Account #: 3809-029CA-10200-000

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))

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs, successors and assigns
forever.

James T. Bailey and Bonnie L. Bailey are divorced pursuant to a Stipulated Judgment of
Dissolution of Marriage in the Circuit Court of the State of Oregon for the County of Klamath,
filed on 06/11/03, Case No. 0302029C.

31-

The true consideration for this conveyance is ~~110,000~~ Per the terms of a Judgment and Decree of Dissolution of Marriage, Bonnie L. Bailey is conveying all her right, title and interest to James T. Bailey.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Dated this 11 day of Oct, 20 06.

Bonnie L. Bailey
Bonnie L. Bailey
Bonnie L. Bailey

NEW MEXICO
STATE OF OREGON)

County of Santa Fe) ss.

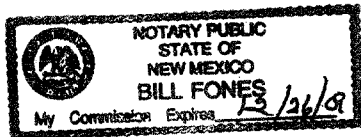
10/11/, 20 06

Personally appeared the above named Bonnie L. Bailey ^{Havro} ~~Bailey~~ acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me:

Bill Jones
Notary Public for

My commission expires: 12/26/06



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

CONSIDERATION AFFIDAVIT

BONNIE BAILEY-HARRO

I(We), understand that we are executing a deed for \$10,000⁰⁰ as consideration and understand that we are giving up all rights and future interests in the premises known as:

1425 Pleasant Ave
Klamath Falls, OR 97601

Bonnie H Bailey
Bonnie H Harro

, Grantor

, Grantor

State of NEW MEXICO Ss:

County of Santa Fe

On the 12 day of OCT in the year 20 06, before me, the undersigned, a notary public in and for said state, personally appeared: BONNIE HARRO personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Bill Fones Notary Public for Bonnie Harro only

