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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Allan Ruddock

8046 Hwy 140

Klamath Falls, Or. 97603

Grantor's Name and Address

Robert Gentry

1615 Portland Street

Klamath Falls, Or. 97601

Grantee's Name and Address

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

Robert Gentry

1615 Portland Street

Klamath Falls, Or. 97601

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

Robert Gentry

1615 Portland Street

Klamath Falls, Or. 97601

2006-023193

Klamath County, Oregon



00009207200600231930010012

SPACE RE.
FO
RECORDE

11/20/2006 10:36:33 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Allan Ruddock

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Robert Gentry

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:

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, T 39 S R 10 E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the West Line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ from which the Southwest Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ bears S00°00'57"E 1104.52 feet; thence N89°59'03"E, 133.00 feet to a 5/8" iron pin; thence N00°00'57"E, 122.73 feet to a 5/8" iron pin on the South Line of State Highway 140; thence N71°14'55"W on said South Line, 140.54 feet to the West Line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence continuing N71°14'55"W on said South Line, 17.96 feet to a 5/8" iron pin; thence S00°00'57"E, 173.72 feet to a 5/8" iron pin; thence N89°59'03"E, 17.00 feet to the point of beginning containing 0.51 acres.

(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 \$ 25,254.00. 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 ®, 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 _____; 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)).

Allan M Ruddock
Robert W Gentry

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 11/20/2006

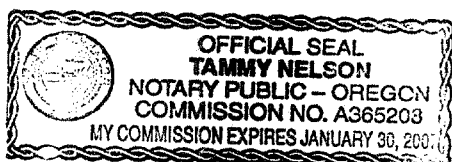
by Allan M Ruddock

This instrument was acknowledged before me on 11/20/2006

by Robert W Gentry

as

of



Tammy Nelson

Notary Public for Oregon

My commission expires 01/30/07