

2006-023674

Klamath County, Oregon



00009762200600236740020025

11/28/2006 11:51:38 AM

Fee: \$26.00

After Recording Return to:

JOHN M. TENA and SHERRY A. TENA

P.M.B. 163 3939 3.17th ST.

Klamath Falls OR 97603

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

Same as above

ASPEN: 64123PS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. TENA and SHERRY A. TENA, husband and wife and STACEY L. WALDEN and TERESA A. WALDEN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN M. TENA and SHERRY A. TENA, husband and wife, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 27, LANDIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-010DA TL 01200 KEY #544977

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to clear title.
(here comply with the requirements of ORS 93.930)

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)).

In Witness Whereof, the grantor has executed this instrument November 20, 2006; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

John M. Tena
JOHN M. TENA

Stacey L. Walden
STACEY L. WALDEN

Sherry A. Tena
SHERRY A. TENA

Teressa A. Walden
TERESA A. WALDEN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me on the _____ day of _____, 2006, by JOHN M. TENA and SHERRY A. TENA and STACEY L. WALDEN and TERESA A. WALDEN

Pam Shellito
Notary Public for Oregon

My commission expires:

November 8, 2009

(SEAL)
(If executed by a corporation,
affix corporate seal)



BARGAIN AND SALE DEED

JOHN M. TENA and SHERRY A. TENA, husband and wife
and STACEY L. WALDEN and TERESA A. WALDEN,
husband and wife, as grantor
and

JOHN M. TENA and SHERRY A. TENA, husband and wife,
as grantee

This document is recorded at the request of:

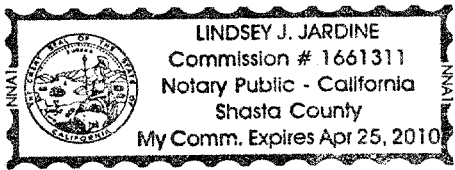
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064123

#26-A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Shasta } ss.
On November 24, 2006, before me, Lindsey Jardine, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Stacey L. Walden and Teresa A. Walden,
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Lindsey Jardine
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document: Bargain and Sale Deed
Title or Type of Document:
Document Date: 11/24/2006 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Stacey L. Walden
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: Teresa A. Walden
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER
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