

2007-000908

Klamath County, Oregon

Recording Requested By:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601



00013148200700009080030037

01/18/2007 10:56:08 AM

Fee: \$31.00

When Recorded Return To:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ASPEN: 64305

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## COVER SHEET

**DOCUMENT:** Bargain and Sale Deed

**GRANTOR:** Antoinette S. Ferguson and Robin Karol Riley, not  
as tenants in common but with the right of  
survivorship

**TRUSTEE:**

**GRANTEE:** Antoinette S. Ferguson

**CONSIDERATION:** \$ vesting

**DATE:** January 11, 2007

**LEGAL DESCRIPTION:** See Attached

\$31-A

THIS DEED IS BEING RECORDED IN COUNTERPART

STATUTORY BARGAIN AND SALE DEED

ANTOINETTE S. FERGUSON & ROBIN KAROL RILEY, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, Grantor,

conveys to

ANTOINETTE S. FERGUSON, GRANTEE,

the following described real property:

LOT 37, BLOCK 6, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

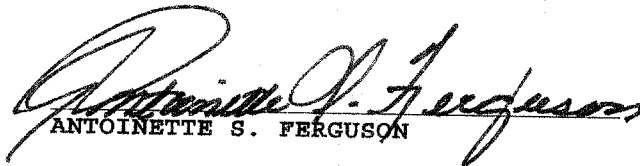
Tax Account No(s): 128908

Map/Tax Lot No(s): 2309001 CO-05200 CODE 051

The true consideration for this conveyance is \$ VESTING

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, 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.

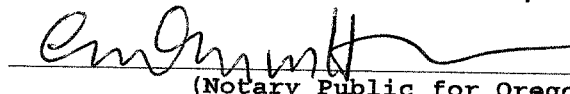
Dated this 11 day of January, 2007.

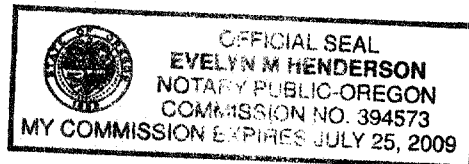
  
ANTOINETTE S. FERGUSON

ROBIN KAROL RILEY

STATE OF <sup>Oregon</sup> ~~OH~~, COUNTY OF ~~Deschutes~~ <sup>Deschutes</sup> SS.

This instrument was acknowledged before me on January 11, 2007 by ~~ROBIN KAROL RILEY~~ Antoinette S. Ferguson

  
(Notary Public for Oregon)  
My commission expires 7-25-09



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

152390 WAGON TRAIL RD  
LA PINE, OR 97739

TITLE NO. 14-0000707  
ESCROW NO. 14-0000707

THIS DEED IS BEING RECORDED IN COUNTERPART  
STATUTORY BARGAIN AND SALE DEED

ANTOINETTE S. FERGUSON & ROBIN KAROL RILEY, NOT AS TENANTS IN COMMON BUT WITH  
THE RIGHT OF SURVIVORSHIP, Grantor,

conveys to

ANTOINETTE S. FERGUSON, GRANTEE,

the following described real property:

LOT 37, BLOCK 6, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON

Tax Account No(s): 128908

Map/Tax Lot No(s): 2309001 CO-05200 CODE 051

The true consideration for this conveyance is \$ VESTING

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, 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 \_\_\_\_\_ day of January, 2007.

ANTOINETTE S. FERGUSON

*Robin Karol Riley*  
ROBIN KAROL RILEY

STATE OF OH, COUNTY OF \_\_\_\_\_ ) SS.

This instrument was acknowledged before me on January \_\_\_\_\_, 2007 by ROBIN KAROL  
RILEY.

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

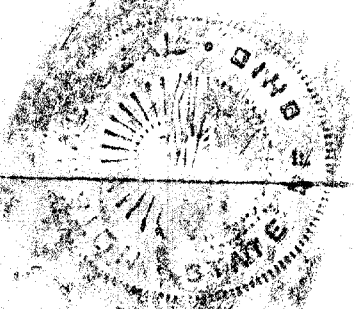
After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

152390 WAGON TRAIL RD  
LA PINE, OR 97739

TITLE NO. 14-0000707  
ESCROW NO. 14-0000707

Sheryl L. Vlad  
Notary Public, State of Ohio  
My Commission Expires 1-24-11



On this the 12th day of January, 2007,  
before me Sheryl Vlad  
the undersigned Notary Public, personally  
appeared Robin Karol Riley  
proved to me on the basis of  
satisfactory evidence to be the person  
whose name was subscribed to the with-  
in instrument, and acknowledged that  
she executed it.

Sheryl L. Vlad Notary