

2007-001172

Klamath County, Oregon



00013456200700011720010011

01/23/2007 11:43:56 AM

Fee: \$21.00

After Recording Return to:

DEBORAH BAIO

4840 Burgundy Dr.
Oakley, Ca. 94561Until a change is requested all tax statements
shall be sent to the following address:

Same as above

ASPEN: 62614MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LYNNETTE A. COLLIER SOLE HEIR OF THE ESTATE OF CHARLENE R. COLLIER AKA C.R. COLLIER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DEBORAH BAIO, 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 9, Block 2, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 058 MAP 3614-034DC TL 05500 KEY# 365795

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.

Lynnette A. Collier, Sole Heir

STATE OF OREGON,

County of Washington

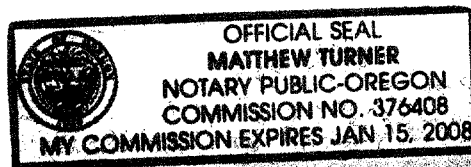
The foregoing instrument was acknowledged before me this
5 day of January, 2007 by Lynnette

A. Collier.

Notary Public for Oregon

My commission expires: Jan 15, 2008

BARGAIN AND SALE DEED
LYNNETTE A. COLLIER, as grantor
and
DEBORAH BAIO, as grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00062614

#21-A