

ESC

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



RUBY K. SMITH

2007-001814

Klamath County, Oregon

Grantor's Name and Address

RUBY K. SMITH &amp; JAMES C. GRIFFIN



00014218200700018140010015

02/01/2007 12:09:24 PM

Fee: \$21.00

Grantee's Name and Address

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

RUBY K. SMITH &amp; JAMES C. GRIFFIN

PO BOX 956

MERRILL, OR 97633

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

SAME

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RUBY K. SMITH

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RUBY K. SMITH AND JAMES C. GRIFFIN NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP 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:

LOT 16 BLOCK 55, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(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 \$0. 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 2/1/2007; 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 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.

*Ruby K Smith*

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 1, 2007 by Ruby K. Smith

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 10/16/2010