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NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2007-002115

Klamath County, Oregon



00014583200700021150010013

02/07/2007 09:36:59 AM

Fee: \$21.00

Larry K. Winer & Karen L. Winer
1753 W. Ida St
Stanton OR 97383
 Grantor's Name and Address
Karen L. Winer
1753 W. Ida St
Stanton OR 97383
 Grantee's Name and Address
 After recording, return to (Name, Address, Zip):
1753 W. Ida St
Stanton OR 97383
Karen L. Winer
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
Karen L. Winer
1753 W. Ida St
Stanton OR 97383

SPACE

RECORD

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Larry K Winer & Karen L. Winer
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Karen L. Winer

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 4, Block I, North Beaver Marsh Addition. Subject to: Restrictions as set forth in the Plat filed with The County surveyors office in Klamath Falls, Oregon.

all conditions and reservations of record, including set back lines and utility easements.

(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 1-31-07; 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)).

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JANUARY 31, 2007
 by Larry K Winer and Karen L. Winer

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



OFFICIAL SEAL
 NANCY J LUCHS
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 406930
 MY COMMISSION EXPIRES JUNE 16, 2010

Notary Public for Oregon

My commission expires JUNE 16, 2010