

ESC

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



James and Robin Marsden  
1492 Lakeshore Dr  
Klamath Falls, OR 97601

Grantor's Name and Address

Art and Cindy Smith  
3556 James Dean Ct  
Reno, NV 89506

Grantee's Name and Address

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

Art and Cindy Smith  
3556 James Dean Ct  
Reno, NV 89506

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

Art & Cindy Smith  
3556 James Dean Ct  
Reno, NV 89506

2007-002718

Klamath County, Oregon



00015300200700027180010013

02/15/2007 03:48:23 PM

Fee: \$21.00

SPACE RESERVED  
FOR  
RECORDER'S USE

No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James Marsden and Robin Marsden

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Art and Cindy Smith Joint Tenants in Common, 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 9, Block 20, Tract No 1027, Mt Scott meadow, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 008 MAP 3107-012A0 TL 13000 Key # 82886

(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 \$ 7,500. 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 ①, 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 \_\_\_\_\_; 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.

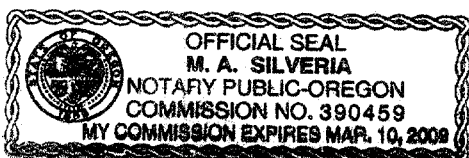
James C. Marsden  
Robin L. Marsden

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on February 15, 2007  
by James C. Marsden and Robin L. Marsden

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



M. A. Silveria  
Notary Public for Oregon  
My commission expires 3/10/09