

MTCT8442-TM

Jack T. McCarty

THIS SPACE

2007-002893

Klamath County, Oregon



00015522200700028930010016

02/20/2007 03:15:08 PM

Fee: \$21.00

Grantor's Name and Address

Jack T. McCarty

1143 Patterson Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Jack T. McCarty

1143 Patterson Street

Klamath Falls, OR 97603

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

Jack T. McCarty

1143 Patterson Street

Klamath Falls, OR 97603

Escrow No. MT78442-TM

BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Jack T. McCarty, Clara B. McCarty and <sup>Madoline</sup> Janelle Bobbert, with the rights of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jack T. McCarty and Clara B. McCarty, as tenants by the entirety, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit

A tract of land situated in the SW1/4 NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of Patterson Street, said point being North 89° 55' East a distance of 1345.2 feet and North 0° 16' West a distance of 1687.0 feet from the Southwest corner of said Section 36; thence North 89° 39 1/2' East parallel with Eberlein Avenue a distance of 125.0 feet; thence North 0° 16' West parallel with Patterson Street a distance of 100.0 feet; thence South 89° 39 1/2' West parallel with Eberlein Avenue a distance of 125.0 feet to the East boundary of Patterson Street; thence South 0° 16' East along the East boundary of Patterson Street a distance of 100.0 feet, more or less, to the point of beginning.

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 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 ORS 197.352.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 14 day of February, 2007, if a corporate grantor, 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.

Jack T. McCarty  
Jack T. McCarty

Clara B. McCarty  
Clara B. McCarty

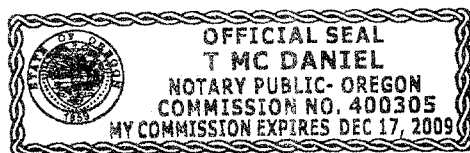
Janelle Bobbert  
\*Janelle Bobbert

\*Madoline

State of Oregon

County of Klamath

This instrument was acknowledged before me on Feb 14, 2007 by Jack T. McCarty, Clara B. McCarty and <sup>Madoline</sup> Janelle Bobbert.



(Notary Public for Oregon)

My commission expires 12/17/09

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