

**2007-003018**

Klamath County, Oregon



00015668200700030180030037

02/22/2007 09:05:50 AM

Fee: \$31.00

**After Recording Return to:**

John C. Gartland, Mediator  
Doyle, Gartland, Nelson, McCleery & Wade, P.C.  
44 Club Road, Suite 200  
Eugene, OR 97401

**Until A Change is Requested,**

**Mail All Tax Statements To:**

Ashley W. Swinney & Erik F. Swinney  
3010 Hendricks Hill Drive  
Eugene, OR 97403

**BARGAIN & SALE DEED**

**Erik Swinney and Ashley Swinney**, Grantors, grant, bargain, sell and convey to **Erik Swinney and Ashley Swinney**, Grantees, as tenants in common, each with an undivided one-quarter interest the following described real property:

Tax Account No. 3606-002BB-01900-000 Key No. 307947

Tax Account No. 3606-002BB-02000-000 Key No. 308009

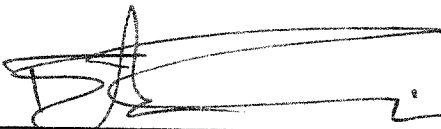
See attached Exhibit A for legal description.


The true consideration for this conveyance is pursuant to Marital Settlement Agreement dated February 20, 2007.

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

1 - BARGAIN AND SALE DEED

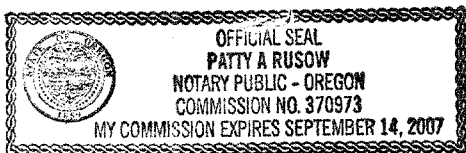
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

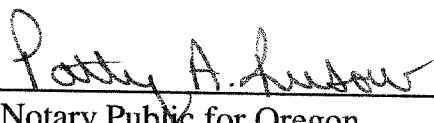
  
ERIK SWINNEY

  
ASHLEY SWINNEY

STATE OF OREGON       )  
                                      ) ss.  
County of Lane        )

Personally appeared the above-named Erik Swinney and Ashley Swinney and acknowledged the foregoing instrument to be their voluntary act and deed this 20th day of February, 2007.



  
Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 12, Block 3, ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

Lot 11, Block 3 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO Easement appurtenant to the property described as follows:

A portion of Lot 1, Block 1 of ARROWHEAD VILLAGE Subdivision recorded in the records of Klamath County, to wit: Commencing at a point on the West line of said Lot 1, said point bears North 14° 21' East 74.923 feet from the Southwest corner of said lot; thence continuing along the West line of said lot, North 14° 21' East 74.923 feet; thence South 65° 51', East 26.22 feet to intersect the East line of said lot; thence South 16° 31' West 39.03 feet along said East lot line; thence continuing along said lot line South 2° 11' 45" West 37.90 feet; thence North 65° 51' West 32.02 feet to the point of beginning. Interior 74.923 feet of Southerly 224.77 feet of Lot 1, Block 1, ARROWHEAD VILLAGE Subdivision.

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Tax Account No:3606-002BB-02000-000Key No:308009