

2007-005157

Klamath County, Oregon



03/22/2007 11:54:03 AM

Fee: \$36.00



After Recording Return To:

Ticor Title
850 O'Hare Parkway
Medford OR 97504

Send Tax Statements To:

Virginia L. Gould
PO BOX 22113
Santa Fe, NM 87502

Title Order No. 64428

Escrow No. 03-72606

ATE: 64428

BARGAIN AND SALE DEED

(ORS 93.860)

Charles C. Daniels and Virginia L. Gould, each as to an undivided 1/2 interest, Grantor, conveys to Virginia L. Gould, an estate in fee simple, Grantee, the following described real property:

Situs address as disclosed by Klamath County tax roll:

5415 Harlan Drive #5419 Klamath Falls OR 97603

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$0.00.

Dated this 14 day of March, 2007

Charles C. Daniels

Virginia L. Gould
Virginia L. Gould

State of New Mexico, County of Santa Fe)ss.

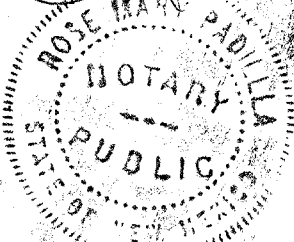
March 16, 2007

Personally appeared the above named Virginia L. Gould and acknowledged the foregoing instrument to be His/Hers/Their voluntary act and deed.

Before me:

Mary Padella
Notary Public for

My Commission Expires: 3/15/2011
(SEAL)



\$36.00

Exhibit A

A portion of HOMEDALE TRACTS #24 and #25, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Homedale Tract #25; thence South 43° 30' East 152.1 feet; thence South 66° 33' East 102.5 feet; thence North 26° 30' East 105.6 feet; thence North 48° 44' West 326.2 feet; thence South 0° 20' West 158.4 feet to the place of beginning.

EXCEPTING THEREFROM the following described tract:

Commencing at the Southwest corner of said Lot #25; thence North 0° 20' East, 5.60 feet to the true point of beginning; thence South 88° 10' East, 87.79 feet; thence North 1° 11' East, 78.01 feet to the North boundary of the above described tract; thence North 48° 44' West along said boundary 117.69 feet, to the East boundary of Homedale Road; thence South 0° 20' West, 152.80 feet to the true point of beginning.

CODE 041 MAP 3909-011AD TL 04300 KEY #549855



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The true consideration for this conveyance is \$0.00.

Dated this 13th day of MARCH, 2007

Charles C. Daniels

Virginia L. Gould

State of SEE ATTACHED, County)ss.

 , 2007

Personally appeared the above named and acknowledged the foregoing instrument to be His/Hers/Their act and deed.

Before me:

My Commission Expires:
(SEAL)

Notary Public for

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano }

SS.

On March 13, 2007

Date

before me,

KM McIntyre - Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

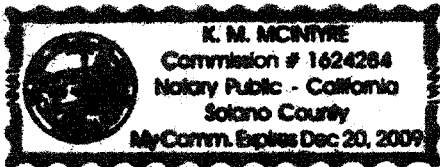
personally appeared

Charles C Daniels

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: BAAGRAIN & Sale Deed

Document Date: MARCH 13, 2007

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**

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