

2007-006972

Klamath County, Oregon



00020306200700069720020023

04/16/2007 02:49:16 PM

Fee: \$26.00

GRANTOR NAME AND ADDRESS

John W. and Rozalyn I. Quisenberry
5379 Glenwood Dr.
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

Luis Segura Guerra
3306 Laverne Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

Luis Segura Guerra
3306 Laverne Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO

Grantee

BARGAIN AND SALE DEED - STATUTORY FORM

John W. Quisenberry and Rozalyn I. Quisenberry, husband and wife, **Grantors**, convey to Luis Segura Guerra, **Grantee**, the following described real property situated in Klamath County, Oregon, to-wit:

"Parcel 3 of Land Partition 43-93 Being Lot 14, Block 5, ALTAMONT ACRES, situated in NW 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, Together with a 1975 Mobile Home, Plate #X236522."

SUBJECT TO the terms and provisions of that certain Trust Deed securing payment of Promissory Note wherein John W. Quisenberry and Rozalyn I. Quisenberry are Grantors, AmeriTitle is Trustee and Stephen King and Cathy King, or survivor thereof as to 50% interest and Roderick D. Hall as to 50% interest, tenants in common is Beneficiary, such Trust Deed being dated the 21st day of August, 1996, recorded the 29th day of August, 1996 at Volume M96 Page 26811; The beneficiaries interest in which such Trust Deed was assigned by mesne conveyances; which such Trust Deed and Promissory Note Grantee agrees to assume, and to pay, and to hold Grantors harmless therefrom.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed.

ALSO SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions, and rights of way of record.


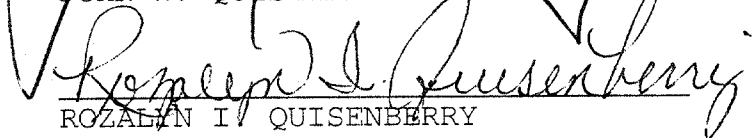
ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

"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."

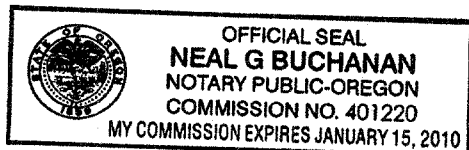
The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

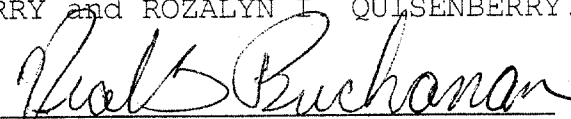
DATED this 16th day of April, 2007.


JOHN W. QUISENBERRY

ROZALYN I. QUISENBERRY

STATE OF OREGON, County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 16th day of April, 2007, by JOHN W. QUISENBERRY and ROZALYN I. QUISENBERRY.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-10