

2007-010698

Klamath County, Oregon



00024690200700106980010017

06/13/2007 03:43:39 PM

Fee: \$21.00

After Recording Return to:

MERIT'S SERVICE CENTER LLC.

1407 Owens Street

Klamath Falls, OR 97601

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

MERIT'S SERVICE CENTER LLC.

Same as above

ATE: 64797 PC

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID MC NIVEN AND KAY MC NIVEN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MERIT'S SERVICE CENTER LLC., 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

All of Lot 8, and all of Lot 7, LESS the East 40 feet of the South 34 feet of said Lot 7, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for sewer line over and across the East 40 feet of the South 34 feet to said Lot 7, Block 203 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

To Have and to Hold the same unto the said 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.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument June 11, 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

DAVID MC NIVEN

KAY MC NIVEN

STATE OF OREGON,

County of KLAMATH

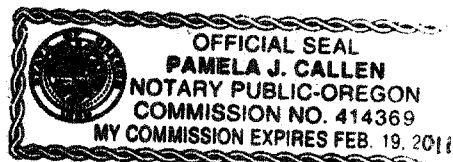
) ss.

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of JUNE, 2007, by DAVID MC NIVEN AND KAY MC NIVEN.

Notary Public for Oregon

My commission expires:

02-19-2011



BARGAIN AND SALE DEED  
DAVID MC NIVEN AND KAY MC NIVEN, as grantor  
and  
MERIT'S SERVICE CENTER LLC., as grantee

This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064797