

Returned @ Counter

2007-012205
Klamath County, Oregon



07/09/2007 03:23:01 PM

Fee: \$21.00

After Recording Return to:
RYAN C. DUBOIS and JULIONNE M.G. DUBOIS
402 Riverside Drive
Klamath Falls, OR 97601
Until a change is requested all tax statements
shall be sent to the following address:
RYAN C. DUBOIS and JULIONNE M.G. DUBOIS
Same as above

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RYAN C. DUBOIS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RYAN C. DUBOIS and JULIONNE M.G. DUBOIS, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

The West half of Lot 11 and that portion of Lot 12 described as follows:

Beginning at the Southwest corner of Lot 12; thence North 06 degrees 45' West 80 feet to the Northwest corner of Lot 12; thence North 83 degrees 15' East 200 feet to the Northeast corner of Lot 12; thence South 06 degrees 45' East 8.00 feet; thence South 83 degrees 15' West 78 feet; thence South 06 degrees 45' East 7.00 feet; thence South 83 degrees 15' West 38.00 feet; thence South 06 degrees 45' East 65.00 feet; thence South 83 degrees 15' West 84.00 feet to the point of beginning. All being situated in Lots 11 and 12, Block 4 of WEST KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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. (to convey title only)
(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 July 5, 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.

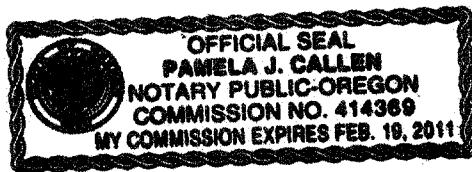
RYAN C. DUBOIS

STATE OF OREGON,)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 5th day of July, 2007, by RYAN C. DUBOIS.

Notary Public for Oregon

My commission expires: 02-19-2011



**BARGAIN AND SALE DEED
RYAN C. DUBOIS, as grantor
and**

**RYAN C. DUBOIS and JULIONNE M.G. DUBOIS, tenants
by the entirety, as grantee**

This document is recorded at the request of:
RYAN C. DUBOIS