

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Pershing L. Balding
236 Nevada Street
Klamath Falls, OR 97601

Grantor's Name and Address

Jack Balding
302 Nevada Street
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jack Balding
302 Nevada Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Jack Balding
302 Nevada Street
Klamath Falls, OR 97601

2007-012337

Klamath County, Oregon



00026699200700123370010016

SPACE RESER
FOR
RECORDER'S

07/11/2007 11:47:30 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that PERSHING L. BALDING

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PERSHING L. JACK BALDING AS TO A LIFE ESTATE AND JACK BALDING AS TO THE REMAINDER, 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 5, Block 50, BUENA VISTA 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.

CODE 001 MAP 3809-030-AA TL 08400 KEY #442373

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 vesting only. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 9, 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Pershing L. Balding
PERSHING L. BALDING



OFFICIAL SEAL
MICHELLE D. VALENCIA
NOTARY PUBLIC-OREGON
COMMISSION NO. 411175
MY COMMISSION EXPIRES OCT 23, 2010

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 9, 2007
by PERSHING L. BALDINGThis instrument was acknowledged before me on July 9, 2007

by

as

of

[Signature]
Notary Public for Oregon

My commission expires 10-23-2010