

ESC

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



Douglas Ayres  
324 N 3rd St  
Klamath Falls, OR 97601

Grantor's Name and Address

Timothy A. Ayres  
324 N 3rd St  
Klamath Falls, OR 97601

Grantee's Name and Address

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

Timothy A. Ayres  
324 N 3rd St  
Klamath Falls, OR 97601

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

Timothy A. Ayres  
324 N 3rd St  
Klamath Falls, OR 97601

2007-013672

Klamath County, Oregon



00028294200700136720010010

SPACE RESER

FOR

08/02/2007 10:39:54 AM

RECO

Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Douglas Ayreshereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Timothy A. Ayreshereinafter 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:

The real property located at 324 N 3rd St, Klamath Falls, OR 97601. Legal description as follows: Beginning at the most Southeastern corner of Lot 10, Block 6 of Ewauna Heights Addition to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Lots 10 and 9 of said Block 6, 106 feet, more or less, to the Southwest corner of said Lot 9; thence Northwesterly along the Southwesterly line of said Lot 9, 55 feet thence Northeasterly parallel with Washington St, 106 feet, more or less, to the westerly line of Third Street; thence Southwesterly along the westerly line of Third Street, 55 ft to the point of beginning, being a strip of land 55 feet in width measured off the Southeastern side of Lots 9 and 10, Block 6 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon. Plus the Northwesterly 10 feet of vacated alley, and releasing Life Estate Interest therein.

(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 \$ 1.00. ① 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. ② (The sentence between the symbols ①, 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 August 2, 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.

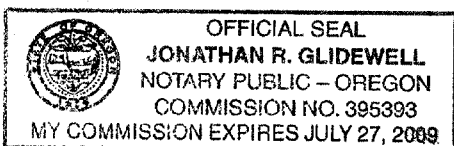
X Douglas AyresAyresSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Aug. 2nd, 2007 ss.by Douglas Ayres

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires July 27, 2009