

ESC

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



MTC13916-9131

2007-018718

Klamath County, Oregon



00034345200700187180010013

10/31/2007 03:28:16 PM

Fee: \$21.00

Grantor's Name and Address

Grantee's Name and Address

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

Same as below

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

Jack & Leticia Heaton
 4520 Meadows Dr
 Klamath Falls OR
 97603

 SPACE RESERVE
 FOR
 RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOHN M. HEATON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JOHN M. HEATON AND LETICIA HEATON, husband and wife
 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 3 in Block 15 of TRACT 1148-SECOND ADDITION TO THE MEADOWS,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.**

AMERITITLE has recorded this
 instrument by request as an accommodation only,
 and has not examined it for regularity and sufficiency
 or as to its effect upon the title to any real property
 that may be described 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.

estate by the entirety

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to create .^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.^① (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 October 24, 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.

John M. Heaton
 John M. Heaton

STATE OF OREGON, County of Klamath

) ss.

October 31, 2007

OFFICIAL SEAL

B JEAN PHILLIPS

NOTARY PUBLIC - OREGON

COMMISSION NO. 376790

MY COMMISSION EXPIRES MAR 02, 2008

as
of

[Signature]
 Notary Public for Oregon
 My commission expires 3-2-08

21 AMT