

ESC

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



MT013910 91102
James Severin
36358 Modoc Point Rd
Chiloquin, OR 97624

Grantor's Name and Address

James Severin
36358 Modoc Point Rd
Chiloquin, OR 97624

Grantee's Name and Address

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

James Severin
36358 Modoc Point RD
Chiloquin, OR 97624

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

James Severin
36358 Modoc Point RD
Chiloquin, 97623

2007-019300

Klamath County, Oregon



00035035200700193000010011

11/13/2007 11:17:50 AM

Fee: \$21.00

SPACE RESE
FOR
RECORDER'S

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Terri L. Maiden

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

James M. Servin

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:

The Southerly one-half of Lot 9 in Section 7, Agency Lake, Klamath County, Oregon, being approximately 300 feet along State Highway 427 and thence right angles to Shore of Agency Lake, the whole of said property being described as follows:

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence Southwesterly along the meanderline, approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by Deed dated May 23, 1936 approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by Deed mentioned above.

EXCEPTING THEREFROM that portion lying within State Highway 427.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ with love. 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 November 12, 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.

Terri L. Maiden

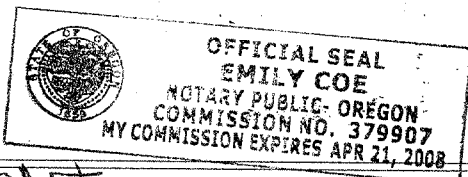
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on November 12, 2007, by Terri L. Maiden

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Emily Coe
Notary Public for Oregon
My commission expires April 21, 2008

21AMT