

2007-019647

THIS SPAC

Klamath County, Oregon



11/20/2007 08:13:09 AM

Fee: \$21.00

ROBERT J. MCARTHUR
1445 HONOR OAK LANE
YUBA CITY, CA 95993

Grantor's Name and Address

TIMOTHY R. MCARTHUR
201 LUNA CIRCLE
Folsom, CA 95630

Grantee's Name and Address

After recording return to:
TIMOTHY R. MCARTHUR
201 LUNA CIRCLE
Folsom, CA 95630

Until a change is requested all tax statements shall be sent to the following address:
TIMOTHY R. MCARTHUR
201 LUNA CIRCLE
Folsom, CA 95630

Escrow No.

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. MCARTHUR and NINA A. MCARTHUR, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TIMOTHY R. MCARTHUR, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lots 58 and 59 in Block 16, KLAMATH FALLS FOREST ESTATES, HWY 66, UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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 ORS 197.352.

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 **A GIFT**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 13 day of NOVEMBER 2007; if a corporate grantor, 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.

Robert J. McArthur
ROBERT J. MCARTHUR

Nina A. McArthur
NINA A. MCARTHUR

STATE OF CALIFORNIA

COUNTY OF Sutter ss.

On November 13, 2007 before me, Debbie J. Karnegas personally appeared ROBERT J. MCARTHUR and NINA A. MCARTHUR personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Debbie J. Karnegas

