

* ESC

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



Charles D. Barker
2906 Chateau montelena Way
Sacramento, CA 95834

Grantor's Name and Address

Charles D. Barker
2906 Chateau Montelena Way
Sacramento, CA 95834

Grantee's Name and Address

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

Charles D. Barker
2906 Chateau Montlana Way
Sacrmaento, CA 95834

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

Charles D. Barker
2906 Chateau Montelena Way
Sacramento, CA 95834

2007-019728

Klamath County, Oregon



00035550200700197280020025

SPACE RESE
FOR
RECORDER

11/20/2007 02:52:08 PM

Fee: \$26.00

ATE: 6937

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Charles D. Barker

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Charles D. Barker and Katie Jane Frazier, not as tenants in common, but with rights of survivorship 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:

SEE ADDENDUM A

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

(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 \$ Gift. 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 November 20, 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.

Charles D. Barker

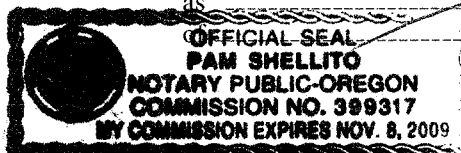
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 20, 2007,
by Charles D. Barker

This instrument was acknowledged before me on _____,

by _____,

as _____,



Pam Shellito
Notary Public for Oregon
My commission expires Nov 8, 2009

#26-A

Exhibit A

A tract of land situated in the SE 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Tract 1287, AGENCY LAKE RANCHES, a duly recorded Subdivision, from which the Northwest corner of Lot 9 bears South 89° 57' 34" West 45.80 feet; thence North 03° 30' 35" East 504.23 feet, more or less, to a point on the Southwesterly right of way line of State Highway 62; thence Southeasterly along said right of way 560 feet, more or less, to the Northeast corner of said Lot 9; thence South 89° 57' 34" West 276.72 feet, more or less, to the point of beginning, with bearings based on the plat of said Tract 1287, AGENCY LAKE RANCHES.

CODE 118 MAP 3407-031DO TL 00400 KEY #685967