

ESC

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



Mary Larson
POB 357
Hawthorne, NV 89541
Grantor's Name and Address
Douglas Peetsch
5609 Cottage
Klamath Falls, OR 97603
Grantee's Name and Address

2008-000194

Klamath County, Oregon



00038044200800001940010011

SPACE RESE
FOR
RECORDER'S

01/07/2008 10:09:22 AM

Fee: \$21.00

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

Mary Larson
POB 357
Hawthorne, NV 89541
Until requested otherwise, send all tax statements to (Name, Address, Zip):
MARY LARSON
POB 357
Hawthorne, NV
89415-0357

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Mary Larson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Douglas Peetsch as his sole and separate property, 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:

5609 Cottage Ave
Klamath Falls, OREGON 97603

Subject to Note and Mortgage
executed by Douglas Peetsch

Parcel # R514287
Pleasant Home track
#2 Lot 78

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. 66

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00. 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 ⁶⁶, 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 21 September 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.

Mary Larson

STATE OF Nevada, County of Mineral, ss.

This instrument was acknowledged before me on 21 September 2007 by Mary Larson

This instrument was acknowledged before me on _____ by _____ as _____ of _____



TAMIYA FERGUSON
Notary Public - State of Nevada
Appointment Recorded in Mineral County
No: 06-108725-13 - Expires September 21, 2010

Tamiya Ferguson
Notary Public for Oregon Nevada
My commission expires 9/21/10