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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2008-000508

Klamath County, Oregon



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01/11/2008 03:50:30 PM

Fee: \$21.00

Evening Star Properties, LLC

1415 Esplanade

Klamath Falls, OR 97601

Grantor's Name and Address

Matthew McVay

Grantee's Name and Address

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

Matthew McVay

525 Mesa St

Klamath Falls, OR 97601

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

Matthew McVay

525 Mesa St.

Klamath Falls, OR 97601

SPACE RESERV  
FOR  
RECORDER'S I

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Evening Star Properties, LLC, an Oregon Limited Liability  
Companyhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Matthew McVayhereinafter 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:

Lots 3 and 4 in Block 34 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 \$ 0.00. 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 ®, 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 Jan. 11, 2008; 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.

Matthew McVay  
Matthew McVay, Member of Evening Star Properties, LLC, an Oregon Limited Liability Co.

Ronald C. McVay  
Ronald C. McVay, Member of Evening Star Properties, LLC, an Oregon Limited Liability Co.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Jan. 11, 2008 by Heather Sciurba

This instrument was acknowledged before me on Jan. 11, 2008 by Matthew McVay and Ronald C. McVay  
as members  
of Evening Star Properties, LLC an Oregon Limited Liability Co.

Notary Public for Oregon

My commission expires Feb. 9, 2010