

ESC

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



David H. Maguren

2192 Chambers Lane

Grants Pass, OR 97526

David H & Laverna S Maguren

2192 Chambers Lane

Grants Pass, OR 97526

Grantee's Name and Address

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

Laverna S Maguren

2192 Chambers Lane

Grants Pass, OR 97526

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

2008-000552

Klamath County, Oregon



00038454200800005520010013

01/14/2008 11:16:10 AM

Fee: \$21.00

SPACE RESER
FOR
RECORDER'S

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that David H. Maguren

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

David H Maguren and Laverna S Maguren, husband and wife, entirely

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 North 37 feet of Lot 2 in Block 2, WILLIAMS ADDITION, TOGETHER WITH the vacated alley lying adjacent on the East, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No: 3809-028CD-12800-000 Key No: 374071

Also known as: 233 Mortimer Street

Klamath Falls, OR 97601

(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

~~actual consideration consists of or includes other property or value given or promised which is part of 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 December 31, 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.

David H. Maguren

STATE OF OREGON, County of Josephine ss.

This instrument was acknowledged before me on December 31, 2007

by David H. Maguren

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

June 01, 2008

Returned to Customer

21