

THIS SPACE

2008-000777

Klamath County, Oregon



00038733200800007770010019

01/17/2008 03:17:55 PM

Fee: \$21.00

Grantor's Name and Address

Jayson Tuma
2872 NE Sedalia Loop
Bend, OR 97701

Grantee's Name and Address

After recording return to:

Jayson Tuma
2872 NE Sedalia Loop
Bend, OR 97701

Until a change is requested all tax statements
shall be sent to the following address:

Jayson Tuma
2872 NE Sedalia Loop
Bend, OR 97701

Escrow No. BA104211LR
BSDBUYER

1st 1167179

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Jayson Tuma, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jayson F. Tuma, 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 Falls**, State of Oregon, described as follows, to wit:

Lot 17 Tract 1432 Quail Point Estates, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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 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 15th day of January, 2008; 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.

Jayson Tuma

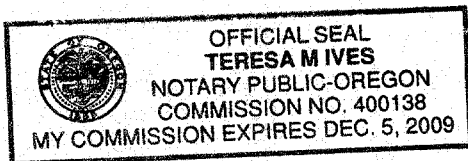
State of Oregon

County of Douglas

This instrument was acknowledged before me on Jan. 15, 2008 by Jayson Tuma.

(Notary Public for Oregon)

My commission expires 12/5/09



F21