

ESC

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



MICHAEL WIKSTEN

19754 ARNTZ COURT

BEND, OR 97702

Grantor's Name and Address

WIKSTEN AND BLACKMAN

19754 ARNTZ COURT

BEND, OR 97702

Grantee's Name and Address

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

MICHAEL WIKSTEN

19754 ARNTZ COURT

BEND, OR 97702

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

MICHAEL WIKSTEN

19754 ARNTZ COURT

BEND, OR 97702

2008-004043

Klamath County, Oregon



00042665200800040430010016

SPACE RE:

FOR

RECORDER

03/26/2008 11:14:05 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL WIKSTEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WIKSTEN AND BLACKMAN PROPERTIES LLC

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 Southeasterly 114 feet of Lot 1 of Block 13 and Northeasterly 5 feet of the Southeasterly 114 feet of Lot 2 of Block 13, in ORIGINAL TOWN OF LINKVILLE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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. 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 MARCH 24, 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.

Michael Wiksten

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 3/24/08

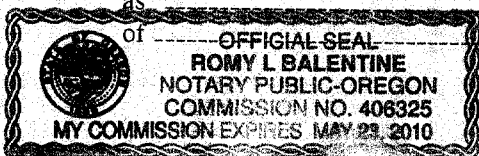
by Michael Wiksten

This instrument was acknowledged before me on

by

as

of



Romy L. Balentine
Notary Public for Oregon

My commission expires 5/23/2010

21AMT