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2008-005956

Klamath County, Oregon



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04/24/2008 12:40:15 PM

Fee: \$21.00

Dean Davis  
Russell Davis

Grantor's Name and Address

Mike and Andrea Armantrout

Grantee's Name and Address

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

Andrea Armantrout  
10835 W. Langell Valley Rd  
Bonanza, OR 97623

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

10835 W. Langell Valley Rd  
Bonanza, OR 97623

Andrea Armantrout

SPACE RES  
FOR  
RECORDER

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dean Davis, Ed Davishereinafter, called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mike and Andrea Armantrouthereinafter 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 West 100 feet of the N $\frac{1}{2}$  of Lot 8, Block 8, and the West 100 feet of Lots 9 and 10, Block 8, Original town of Bonanza, in the County of Klamath, State of 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 \$ 30,000. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 April 14, 08; 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 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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 14, 2008by Russell Davis, Dean DavisThis instrument was acknowledged before me on April 14, 2008by Stephen M. Armantrout and Andrea Armantrout

as

of



OFFICIAL SEAL  
CORALINE M. BUFFINGTON  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 402255  
MY COMMISSION EXPIRES FEB. 6, 2010

Notary Public for Oregon

My commission expires Feb 6, 2010

Returned @ County

21