

MT82316-LW

THIS SPA

2008-006304

Klamath County, Oregon



00045236200800063040030037

04/30/2008 03:22:29 PM

Fee: \$31.00

DEREK E. CROXFORD

4522 SHASTA WAY

KLAMATH FALLS, OR 97603

Grantor's Name and Address

DEREK E. CROXFORD

4522 SHASTA WAY

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

DEREK E. CROXFORD

4522 SHASTA WAY

KLAMATH FALLS, OR 97603

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

DEREK E. CROXFORD

4522 SHASTA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT82316-LW
BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DEREK E. CROXFORD and MARY P. CROXFORD, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DEREK E. CROXFORD and MARY P. CROXFORD, husband and wife and JACKIE L. MAUCH not as tenants in common, but with right of survivorship, 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**, State of Oregon, described as follows, to wit:

Beginning at the Northwest corner of Lot 24, Block 6 of Pleasant View Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon; thence Southerly along the West line of said Lot 24 a distance 150.36 feet to the Northwest corner of that certain tract of land described in Deed Volume 168 at page 112, Records of Klamath County, Oregon; thence Easterly along the Northerly line of said tracts a distance of 90 feet to a point; thence Northerly parallel to the West line of said Lot 24 a distance of 150.36 feet to the Northerly line of said Lot 24; thence Westerly along the Northerly line of said Lot 24 a distance of 90 feet to the point of beginning.

Excepting therefrom the West 5 feet thereof for widening Gary Street by instrument recorded June 25, 1965 in Volume 362 at page 460, Klamath County, Oregon Deed Records.

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.

31AMT

In Witness Whereof, the grantor has executed this 28 day of April, 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.

Derek E. Croxford
DEREK E. CROXFORD

Mary P. Croxford
MARY P. CROXFORD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 28, 2008 by ~~DEREK E. CROXFORD~~ and MARY P. CROXFORD.

Lisa Weatherby
(Notary Public for Oregon)

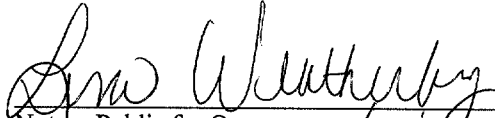


My commission expires 11/20/2011

State of Oregon
County of KLAMATH

On this 30 day of April, 2008, personally appeared before me the above named Derek E. Croxford_, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.


Notary Public for Oregon
My Commission expires: 11/20/2011

