

EOB

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



Nancy Sampson Barth  
613 W. Meadowgate Dr.  
Springfield, MO 65803  
Grantor's Name and Address

Richard W. Avey  
605 W. Meadowgate Dr.  
Springfield, MO 65803  
Grantee's Name and Address

2008-006408  
Klamath County, Oregon



00045368200800064080020029

SPACE RE: 05/02/2008 03:20:48 PM  
FOR RECORDER

Fee: \$26.00

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

Richard W. Avey  
605 W. Meadowgate Dr.  
Springfield, MO 65803

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

Richard W. Avey  
605 W. Meadowgate Dr.  
Springfield, MO 65803

# 7054

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Nancy Sampson Barth

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

Richard W. Avey

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:

See attached Exhibit A

This document is being recorded as an accommodation only. No information contained herein has been verified.  
Aspen Title & Escrow, Inc.

(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 \$ 10,000.00. 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 May 1, 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 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 MISSOURI, County of Greene ss.

This instrument was acknowledged before me on 5-1-08

by Nancy Sampson Barth

This instrument was acknowledged before me on

by

as

of

LINDSEY MATTHEIS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #07129229  
My Commission Expires July 17, 2011

Lindsey Mattheis  
Notary Public for Missouri  
My commission expires 7-17-11

**Exhibit A**

**PARCEL 1:**

**Lot 6 and the Westerly 45 feet of Lot 7, EMMITT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**PARCEL 2:**

**Lot 8, EXCEPTING THEREFROM the Westerly 70 feet and the Easterly 25 feet, EMMITT TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 043 MAP 3910-007CB TL 00700 KEY #590961**