

2008-007169

Klamath County, Oregon

After Recording Return to:

MARY PATRICIA PLEAU

12050 CRYSTAL SPRINGS RD
KLAMATH FALLS, OR 97603Until a change is requested all tax statements
shall be sent to the following address:

MARY PATRICIA PLEAU

Same as above

ATE = 65754-PC



00046235200800071690010018

05/15/2008 11:16:56 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MARY PATRICIA PLEAU, TRUSTEE OF MARY PATRICIA PLEAU TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM J. BYRNES and KERRI LYNNE BYRNES, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 12-04, being a replat of Parcels 1 and 2 of Land Partition 8-99, being a portion of the W 1/2 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, and a portion of the E 1/2 of the E 1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 162 & 052 MAP 3910-00000 TL 03302 KEY #885435

CODE 052 & 162 MAP 3910-00000 TL 03302 KEY #891410

CODE 164 MAP 3910-02800 TL 00105 KEY #885436

To Have and to Hold the same unto the said 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 pursuant to lot line adjustment (here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument April 25, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

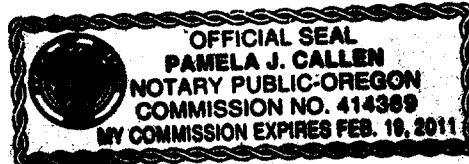
Mary Patricia Pleau, Trustee
MARY PATRICIA PLEAU, TRUSTEE

STATE OF OREGON,)

County of KLAMATH)

The foregoing instrument was acknowledged before me this 29th day of APRIL, 2008, by MARY PATRICIA PLEAU as Trustee of MARY PATRICIA PLEAU TRUST.

Pamela J. Callen
Notary Public for Oregon

My commission expires: 02-19-2011

BARGAIN AND SALE DEED
MARY PATRICIA PLEAU TRUST, as grantor
and
WILLIAM J. BYRNES and KERRI LYNNE BYRNES, as
grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00065754