

EOB

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



*Kristi L. Arnold*  
 449 Delta  
 Klamath Falls Ore 97601  
 Grantor's Name and Address

*Kristi L. Arnold*  
 449 Delta  
 Klamath Falls Ore 97601  
 Grantee's Name and Address

2008-008004

Klamath County, Oregon



00047227200800080040020021

06/03/2008 08:17:07 AM

Fee: \$26.00

SPACE RESP  
FOR  
RECORDER

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

*Kristi L. Arnold*  
 449 Delta  
 Klamath Falls, Ore 97601

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

*Kristi L. Arnold*  
 449 Delta  
 Klamath Falls, Ore 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that *Kristi L. Arnold, S. Lynn Arnold, Carol L. Arnold, all with rights of survivorship*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *Kristi L. Arnold, S. Lynn Arnold, Carol L. Arnold, Michael D. Terrant, \**, 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:

\* all with rights of survivorship

*See attached; Exhibit A.*  
 FOR LEGAL DESCRIPTION

(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 \$ *80,000.00*. <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 *6/2/2008*; 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.

*Kristi L. Arnold*  
 KRISTI L. ARNOLD  
*S. Lynn Arnold*  
 S. LYNN ARNOLD  
*Carol L. Arnold*  
 CAROL L. ARNOLD

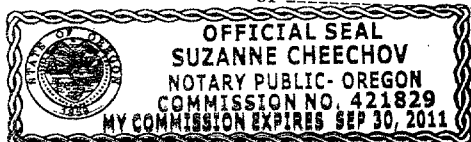
STATE OF OREGON, County of *Klamath*This instrument was acknowledged before me on *6/2/08* ss.by *KRISTI L. ARNOLD, S. LYNN ARNOLD & CAROL L. ARNOLD*

This instrument was acknowledged before me on

by

as

of



*Suzanne Cheechov*  
 Notary Public for Oregon

My commission expires *9/30/2011*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lots 1 and 2 in Block 69 of BUENA VISTA ADDITION to the City of Klamath Falls as adjusted by City of Klamath Falls Property Line Adjustment No. 47-96, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 in Block 69 of said plat; thence North 00° 22' 19" West along the East line of said Lot 1, 102.02 feet to a point being marked by a 5/8" X 30" iron pin with Tru – Line Surveying, Inc., plastic cap; thence North 89° 53' 09" West 109.44 feet to a point on the West line of said Lot 2 in Block 69 of said plat being marked by a 5/8" X 30" iron pin with Tru – Line Surveying, Inc., plastic cap; thence South 00° 06' 51" West 35.87 feet to the Southwest corner of said Lot 2; thence along the South line of said Lots 2 and 1 to the Southeast corner of said Lot 1 and the point of beginning.

Account No.: 3809-029CB-00100-000

Key No.: 299242