

2008-008367

Klamath County, Oregon



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06/09/2008 02:52:46 PM

Fee: \$21.00

## BARGAIN AND SALE DEED

157 2008-207

KNOW ALL MEN BY THESE PRESENTS THAT, Coy R J Baughman, an individual, Grantor(s), for and in consideration of the sum of **ZERO and 00/100 Dollars** to it paid by the grantee herein, do hereby grant, bargain, sell and convey unto **Odell J. Baughman and Joy A. Baughman, husband and wife**, Grantee(s), the described tract of land in County of ~~Deschutes~~ Klamath and State of Oregon, more particularly described as follows:

**Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 110 feet to the point of beginning.**

TO HAVE AND TO HOLD the granted premises unto the said Grantee, its heirs and assigns forever.

WITNESS their Hand and Seal this 28<sup>th</sup> day of May, 2008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 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 LOTS 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 197.352.

Coy R J Baughman  
Coy R J Baughman

STATE OF CALIFORNIA  
COUNTY OF

I, Steven H. Bonzi, certify that I know or have satisfactory evidence that Coy R J Baughman is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 28, 2008

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

Odell and Joy Baughman  
P.O. Box 1054  
LaPine, OR 97739

After Recording Please Return to:

Odell and Joy Baughman  
P.O. Box 1054  
LaPine, OR 97739

Steven H. Bonzi

Public for the State of CALIFORNIA  
My Commission Expires: July 22, 2010

