

2008-008927

Klamath County, Oregon



00048318200800089270020021

06/19/2008 11:11:12 AM

Fee: \$26.00

After Recording Return to:

SANDRA J. SMITH

P.O. Box 809

Keno, OR 97627

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

SANDRA J. SMITH

Same as above

ATE = 65903-PC

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That PERRY R. RASDAL and SANDRA J. SMITH, who acquired title as SANDRA J. RASDAL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SANDRA J. SMITH, 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:

A portion of land in the NE 1/4 of the NE 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin which lays North 89 degrees 31' West a distance of 567.4 feet from the Northeast corner of said Section 1, said point being on the North line of said Section 1; thence continuing on said Section line North 89 degrees 31' West, a distance of 407.4 feet to a 1/2" iron pin; thence South 0 degrees 11' West a distance of 395.0 feet to a 1/2" iron pin which is on the Northerly right of way line of State Highway 66; thence Northeasterly along said right of way following a curve to the right 449.6 feet to a 1/2" iron pin. Said curve having a radius of 1200 feet and whose long chord lays North 66 degrees 26' East and a length of 446.0 feet; thence North 213.0 feet, more or less, to the point of beginning.

CODE: 021 MAP: 4007-001A0 TL: 00400 KEY: 618086

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 \$0.00 (fulfillment deed)

(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 June 13, 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.

PERRY R. RASDAL

SANDRA J. SMITH

STATE OF OREGON,

) ss.

County of KLAMATH)

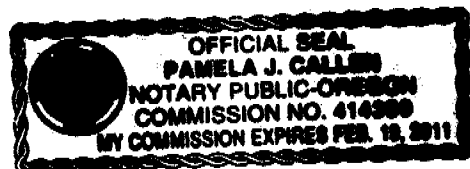
The foregoing instrument was acknowledged before me this 13th day of JUNE, 2008, by

PERRY R. RASDAL

Notary Public for Oregon

My commission expires:

02-19-2011

**BARGAIN AND SALE DEED**

PERRY R. RASDAL and SANDRA J. SMITH, as grantor
and

SANDRA J. SMITH, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00065903

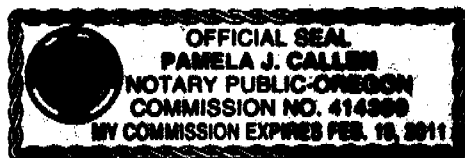
#267

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

County of KLAMATH ss.

On JUNE 18th, 2008 personally appeared **SANDRA J. SMITH** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Notary Public for Oregon

My commission expires:

Pamela J. Callen
02-19-2011

TO BE ATTACHED TO BARGAIN AND SALE DEED