

EOB

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



Registered © Copyright

Robert Mark Trelease
1539 Kane St.
Klamath Falls Ore. 97603
Grantor's Name and Address

Lois Ann Trelease
1539 Kane St.
Klamath Falls Ore. 97603
Grantee's Name and Address

2008-009102

Klamath County, Oregon



00048513200800091020010016

 SPACE RESE
FOR
RECORDER'S

06/20/2008 02:55:00 PM

Fee: \$21.00

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

Lois Ann Trelease
1539 Kane St.
Klamath Falls, Ore. 97603

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

Pacific Crest CU.
2972 Washburn Way.
Klamath Falls Ore. 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Robert M. Trelease

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

Lois Ann Trelease

 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:

R-3809-035DC-02400-000.

Fair Acres Subd. #1, Lot 40 Por, Acres 0.68

That part of Lot 40 of Fair Acres Subdivision #1, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 298.4 feet South of the Northwest corner of said Lot 40; thence East 140 feet; thence North 20 feet; thence East 173 feet to the East line of said Lot 40; thence South on the East line of said Lot 40, 105 feet; thence West 313 feet to the West line of said Lot 40; thence North along the West line of said Lot 40, 85 feet, more or less to the point of beginning. EXCEPTING THEREFROM the Westerly 5 feet, for widening of Kane Street as set forth in Deed Volume 349, page 474.

CODE 41 MAP 3809-35DC TAX LOT 2400

(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 \$ 72,030.74. ① 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. ① (The sentence between the symbols ①, 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 6/20/08; 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 OREGON, County of Klamath ss.
 This instrument was acknowledged before me on June 20, 2008
by Robert M. Trelease

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

Mar 13, 2011

21