

2008-009163

Klamath County, Oregon



00048583200800091630010013

06/23/2008 10:26:45 AM

Fee: \$21.00

William C. and Susan K. Randle

20785 Wagonire Way

Bend, OR 97701

Grantor's Name and Address

Geneva M. Stivers

14670 Hwy 97 North

Gilchrist, OR 97739

Grantee's Name and Address

After recording, return to:
Geneva M. Stivers

14670 Hwy 97 North

Gilchrist, OR 97739

Until requested otherwise, send all tax statement to:
Geneva M. Stivers

14670 Hwy 97 North

Gilchrist, OR 97739

BARGAIN AND SALE DEED - GRANTOR TO SELF AND OTHERS

KNOW ALL BY THESE PRESENTS that William C. Randle and Susan K. Randle, as husband and wife, hereinafter called the grantor, for consideration of \$10.00 and other property or value, does hereby grant, bargain, sell and convey unto Geneva M. Stivers, hereinafter called the grantee, and unto the grantee's heirs, successors and assigns, 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:

That part of NE ¼, SE ¼ of Section twenty-six (26) Township twenty-three (23) South, Range nine (9), E.W.M., described as follows:
Beginning at NE corner of NE quarter of SE quarter (NE ¼ SE ¼) thence west along the northern border a distance of 220 feet then south a distance of 1120 feet to SE corner post of lot 2 (Gerhart Plat), thence northeasterly along the State Right-of-way line a distance of 441 feet to the Morrison South corner post, thence north a distance of 745 feet to the point of beginning. Being rectangular in shape containing approx. 4.6 acres. Above described land listed on Klamath County Detail Map R-2309-26DA-00100-000, Tax Assessors No. R134492.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:
(No Exceptions)

and that grantor will warrant and forever defend the premises and every part and parcel thereof against lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed, where 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.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)). 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 approved uses, to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930 and the inquire about the rights of neighboring property owners, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

IN WITNESS WHEREOF, the grantor has executed this instrument on June 16, 2008

William C. Randle
Susan K. Randle

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named William C. Randle and Susan K. Randle

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]



OFFICIAL SEAL
STEPHEN F. PAPPAS
NOTARY PUBLIC-OREGON
COMMISSION NO. 389381
MY COMMISSION EXPIRES FEB. 7, 2009

Notary Public for Oregon

My commission expires 2-7-2009