

2008-009364

Klamath County, Oregon



00048833200800093640020022

06/26/2008 10:02:17 AM

Fee: \$26.00

AFTER RECORDING, RETURN TO:

Alison M. Trimble
Bryant, Emerson & Fitch, LLP
PO Box 457
Redmond OR 97756

MAIL TAX STATEMENTS TO:

Carol Viredaz fka: Henley
1900 NE 3rd Street, #106-112
Bend, OR 97701

BARGAIN AND SALE DEED

JAY N. HENLEY, Grantor, grants, bargains, sells and conveys unto **CAROL VIREDAZ fka: HENLEY**, Grantee, all of Grantor's interest in the following described real property, situated in the county of Klamath, state of Oregon, to-wit:

Lot 20, Block 107, BUENA VISTA ADDITION, city of Klamath Falls, Klamath County, Oregon.

Tax Account No: R409962
Map/Tax Lot No: R-3809-32-BB-6800

Lot 21, Block 107, BUENA VISTA ADDITION, city of Klamath Falls, Klamath County, Oregon.

Tax Account No: R409873
Map/Tax Lot No: R-3809-32-BB-6900

Subject to and excepting

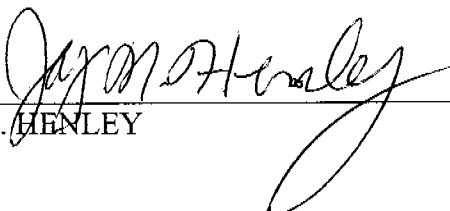
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

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.

The true and actual consideration for this conveyance is pursuant to the parties Stipulated General Judgment of Dissolution of Marriage, Deschutes County Case number, 07DS-0613ST , which is the whole of the consideration.

DATED this 12th day of March, 2008.

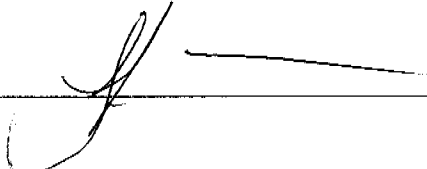


JAY N. HENLEY

STATE OF OREGON)
) ss.
County of Deschutes)

March 12th, 2008

Personally appeared the above-named JAY N. HENLEY and acknowledged the foregoing BARGAIN AND SALE DEED to be his voluntary act and deed.



Notary Public for Oregon

