

MT01396-9698

THIS SPA

2008-010105
Klamath County, Oregon



07/14/2008 03:26:08 PM

Fee: \$21.00

Barbara Dean Ensminger

915 Etna

Klamath Falls, OR 97603

Grantor's Name and Address

Walter B. Stallcup

PO Box 4304

Medford, OR 97504

Grantee's Name and Address

After recording return to:

Walter B. Stallcup

PO Box 4304

Medford, OR 97504

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

Walter B. Stallcup

PO Box 4304

Medford, OR 97504

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Barbara Dean Ensminger and Dean Brooks Warner not as tenants in common, but with right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Walter B. Stallcup and Mary Lou Stallcup, as tenants by the entirety, 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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

That 10 foot portion of vacated alley adjacent to Lots 2 and 5 of Block 207 Mills Second Addition to the City of Klamath Falls which was vacated by Ordinance No. 07-15 recorded July 26, 2007 in Vol 2007-013252 microfilm records of Klamath County.

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.

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 **\$4,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 11 day of July, 2008, if a corporate grantor, 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.

Barbara Dean Ensminger
Barbara Dean Ensminger

Dean Brooks Warner
Dean Brooks Warner

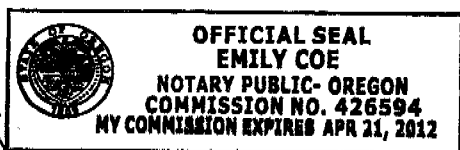
AMERITITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 11, 2008 by Barbara Dean Ensminger and Dean Brooks Warner.

Emily Cole
(Notary Public for Oregon)

My commission expires April 21, 2012



2/11/11