

2008-010934

Klamath County, Oregon

AFTER RECORDING RETURN TO:

CARLYLE F. STOUT III  
Attorney at Law  
215 Laurel Street  
Medford, OR 97501



00050782200800109340020026

08/01/2008 11:22:14 AM

Fee: \$26.00

UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO THE  
FOLLOWING ADDRESS:  
BS Van Corporation  
2515 Watson Street  
Klamath Falls, OR 97603

This document is being recorded as an  
accommodation only. No information  
contained herein has been verified.  
Aspen Title & Escrow, Inc.

ATE 66037

**BARGAIN AND SALE DEED**

**BRYON H. VAN FLEET and SHERYL J. VAN FLEET, husband and wife, Grantor,**

convey to **BS VAN CORPORATION, an Oregon corporation, Grantee,** the following described real  
property:

"The N ½ of the N ½ of Tracts No. 1, GIENGERS HOME TRACTS, in the County of Klamath,  
State of Oregon, TOGETHER WITH any portion of the S ½ of the N ½ of said Tract No. 1  
which lies Northerly from a straight line extending from the East line of said tract to the West  
line thereof and which line is located exactly four inches Northerly from the East and West  
ends of the Northerly line of the cement foundation of the aluminum shop building situated on  
the S ½ of the N ½ of Tract No. 1, of said Giengers Home Tracts, but less any portion of said  
N ½ of the N ½ of said Tract No. 1, which lies South of the above described straight line lying  
four inches Northerly of the Northerly line of said cement foundation.

SAVING AND EXCEPTING THEREFROM that portion described in Deed recorded June 16,  
1964 in Book 353 at Page 519, Deed Records of Klamath County for State Highway.

(CODE 41 MAP 3909-2CA TL 100)"

The actual consideration consists of, or includes, other property or other value given or promised,  
which value was the whole consideration.

**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.**

626-A

DATED this 31 day of July, 2008.

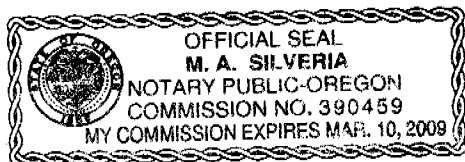
Bryon H. Van Fleet  
Bryon H. Van Fleet, Grantor

Sheryl J. Van Fleet  
Sheryl J. Van Fleet, Grantor

STATE OF OREGON     )  
                                  )ss.  
County of Klamath     )

July 31, 2008.

Personally appeared before me this above named **BRYON H. VAN FLEET and SHERYL J. VAN FLEET, husband and wife**, and acknowledged the foregoing was their voluntary act and deed.



M. A. Silveria  
Notary Public for Oregon  
My Commission Expires: 3/10/09

(rem\clients\van fleet\bargain and sale deed.van fleet to bs van corp)