

2008-011910

Klamath County, Oregon



00051999200800119100010015

08/25/2008 09:19:19 AM

Fee: \$21.00

## BARGAIN AND SALE DEED

RICHARD D. STURGIS, Grantor,

conveys to

DEANNA I. ASHFORD, formerly known as DEANNA I. STURGIS, and DELAYNA D. STURGIS-JOHNSON and SHELDON E. JOHNSON, not as tenants in common, but with the right of survivorship, Grantee

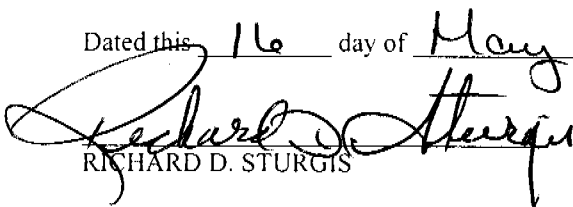
hereinafter called grantee; and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

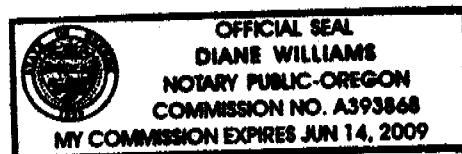
Lot #9: W $\frac{1}{2}$  E $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  Section 9, TWP25S, R8E, W.M. Five acres M or L. Subject to a thirty foot (30 ft.) easement along South boundary for mutual roadway and all other roadway purposes. Subject to power utility easement. Subject to reservations and restrictions of record.

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 consideration for this conveyance is \$0.00 .


Dated this 16 day of May, 2008

  
RICHARD D. STURGIS



State of Oregon  
County of Lane

This instrument was acknowledged before me on May 16, 2008 by RICHARD D. STURGIS.

  
(Notary Public)  
My commission expires 6-14-09

RICHARD D. STURGIS  
5253 Forsythia  
Springfield, OR 97478  
GRANTOR'S NAME AND ADDRESS

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

DEANNA I. ASHFORD  
Sheldon Johnson  
Delayna Sturgis-Johnson  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Same as Grantee

5254 G Street  
Springfield, OR  
97478