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Klamath Country Partnership
74930 Country Club Drive #540-60
Palm Desert, Ca. 92260
Grantor's Name and Address

Karen R. Dwelley
5455 Havencrest Drive
Klamath Falls, OR 97603-3965
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Klamath Country Partnership
74930 Country Club Drive #540-60
Palm Desert, Ca. 92260

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Karen R. Dwelley
5455 Havencrest Drive
Klamath FAlls, OR. 97603-3965

2008-012641
Klamath County, Oregon

00052920200800126410010017

SPACE RESERVED FOR RECORDER'S USE

09/10/2008 09:22:56 AM

Fee: $21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Klamath Country Partnership, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Karen R. Swelley, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 12 , Block 5 , Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20,Page 6 of Maps, in the office of the County Recorder of said County. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

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. The property described in this instrument may not be within a fire protection district protecting strucures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize constuction or sitting of a residence and which limit lawsuits against farming or forest proctices as defined in ORS 30.930 in all zones. Beore siging 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 existence of fire protection for structures.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 $ 5,200.00 ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ① and ② has been deleted. See ORS 93.030.)

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 on September 6, 2008; if grantor is a corporation, 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.

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.

Carol J. Hope
Carol J. Hope
Klamath Country Partnershi

STATE OF ~~OREGON~~ CALIFORNIA, County of RIVERSIDE) ss.

This instrument was acknowledged before me on 9/6/2008,

by CAROL HOPE.

This instrument was acknowledged before me on ,

by

MICHAEL EUGENE GRIFFIN
Commission # 1592471
Notary Public - California
Riverside County
My Comm. Expires Jun 28, 2009

Michael Eugene Griffin
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires 6/28/2009