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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2008-013585

Klamath County, Oregon



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10/01/2008 11:58:16 AM

Fee: \$21.00

Elvina E. Kester

12068 Mallory Dr

Klamath Falls, OR 97603

Grantor's Name and Address

Sandra Gunning

12068 Mallory Dr

Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Sandra Gunning

12068 Mallory Dr

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Sandra Gunning

12068 Mallory Dr

Klamath Falls, OR 97603

SPACE RESEF
FOR
RECORDER'S

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Elvina E. Kester

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Sandra Gunninghereinafter 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:

A parcel of land situated in Section 9, Township 39, South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the East quarter corner of Section 9; thence South 00° 08' 00" West along the East line of said Section 9, 30 feet; thence leaving said section line North 89° 55' 00" West 268.71 feet to the point of beginning for this description; thence continuing North 89° 55' 00" West, 226.00 feet; thence South 00° 08' 00" West, 191.82 feet; thence South 89° 52' 00" East 226.00 feet; thence North 00° 08' 00" East, 192.02 feet to the point of beginning.

(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 \$ 90-1-08. 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. ① (The sentence between the symbols ①, if not applicable, should be 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.

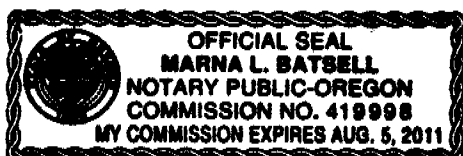
IN WITNESS WHEREOF, the grantor has executed this instrument on 90-1-08; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on Oct 1, 2008
by Elvina E. KesterThis instrument was acknowledged before me on Oct 1, 2008
by Sandra Gunning

as

of



Notary Public for Oregon

My commission expires

Aug 5, 2011