

2008-014149

Klamath County, Oregon



00054770200800141490020023

10/15/2008 03:23:34 PM

Fee: \$26.00

After Recording Return to:

JILL M. ESTENSON

2869 Wiard St.

Klamath Falls, OR 97603

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

JILL M. ESTENSON

2869 Wiard St.

Klamath Falls, OR 97603

66172 ATE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LYNN ESTENSON and JILL M. ESTENSON, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JILL M. ESTENSON, 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 COUNTY, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$To Convey Title.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument October 9, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

LYNN ESTENSON

JILL M. ESTENSON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 9 day of October, 2008, by LYNN ESTENSON and JILL M. ESTENSON

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)



BARGAIN AND SALE DEED
LYNN ESTENSON and JILL M. ESTENSON, as grantor
and
JILL M. ESTENSON, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 66172PS

621-ATE

Exhibit A

All that portion of Lot 28, BAILEY TRACTS, in the County of Klamath, State of Oregon, described as follows:

Commencing at a point on the West line of said Lot 28 a distance of 42 feet North of the Northwest corner of Lot 27 of said BAILEY TRACTS; thence Easterly parallel to the Northerly line of said Lot 27 a distance of 107 feet; thence South at right angles a distance of 28 1/2 feet; thence Easterly parallel to the Northerly line of said Lot 27, a distance of 198 1/2 feet, more or less, to the Easterly line of said Lot 28; thence Northerly along the Easterly line of said Lot 28, a distance of 118 feet to the Northeast corner thereof; thence West along the North line of Lot 28, a distance of 304.39 feet to the Northwest corner thereof; thence South along the West line of said Lot 28, a distance of 90 feet to the point of beginning.

CODE 041 MAP 3909-002DC TL 05600 KEY# 522740