

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



GILBERT E. VERDUGO

JOANNA V. VERDUGO

Grantor's Name and Address

15645 RICHARDSON LN POB #44  
KENC, OR. 97627

Grantee's Name and Address

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

VIVIAN J. STEVENS  
15623 RICHARDSON LN POB  
KENC, OR. 97627

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

VIVIAN J. STEVENS  
15623 RICHARDSON LN POB  
KENC, OR. 97627

2008-014449

Klamath County, Oregon



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10/23/2008 10:32:57 AM

Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GILBERT E. AND JOANNA V. VERDUGO

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

VIVIAN JOANNA STEVENS

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:

TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE AND GRANTEE HEIRS, SUCCESSORS AND ASSIGNS FOREVER. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS LOVE AND AFFECTION HOWEVER, THE ACTUAL CONSIDERATION CONSIST OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE PART OF THE CONSIDERATION (INDICATE WHICH) (THE SENTENCE BETWEEN THE SYMBOLS, IF NOT APPLICABLE, SHOULD BE DELETED, SEE ORS 93.030)

IN CONSTRUING THIS DEED AND WHERE THE CONTEXT SO REQUIRES, THE SINGULAR INCLUDES THE PLURAL AND ALL GRAMMATICAL CHANGES SHALL BE IMPLIED TO MAKE THE PROVISIONS HEREOF APPLY EQUALLY TO CORPORATIONS AND TO INDIVIDUALS.

IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS INSTRUMENT THIS 10TH DAY OF NOVEMBER 1995 IF A CORPORATE GRANTOR, IT HAS CAUSED ITS NAME TO BE SIGNED AND ITS SEAL AFFIXED BY AN OFFICER OR OTHER PERSON DULY AUTHORIZED TO DO SO BY ORDER OF ITS BOARD OF DIRECTORS.

Lot 11, Block 27, THIRD ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, Code 21 map 3908-31CC TL 4400

(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 \$ LOVE & AFFECTION. 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, 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 7-31-2008; 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.

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 7-31-08

by PLN Patricia Magnus Gilbert E. AND JOANNA V. Verdugo

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL  
PATRICIA MAGNUS  
NOTARY PUBLIC-OREGON  
COMMISSION NO 426577  
MY COMMISSION EXPIRES MARCH 04, 2012

Notary Public for Oregon

My commission expires 3-4-2012