

EOB

WTC 1396-9169

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



Augie Freitas

2008-015223

Klamath County, Oregon

Grantor's Name and Address

Peggy Freitas

4765 Old Hwy 99 South

Ashland, OR 97520

Grantee's Name and Address

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

same as above

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

same as above



00056034200800152230010015

SPACE RES  
FOR  
RECORDER

11/10/2008 03:28:38 PM

Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Augie Freitas

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

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:

A portion of Lot 19, TOWNSEND TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning on the South line of Tract 19, Townsend Tracts, at a point thereon distant 50 feet East of the Southwest corner of said Tract; thence East along said South line 50 feet; thence North and parallel to the East line of said Tract 145 feet to the North line of said Tract; thence West on the North line 50 feet; thence South and parallel to said East line to Tract, 145 feet to the place 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 \$-0-. 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 11-7-08; 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.

Augie Freitas

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 7, 2008

by Augie Freitas

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

9/30/2011

2Hmt