

MTL 83365-DS

RHONA V. SNIPES

THIS SPA

2008-015313

Klamath County, Oregon



00056143200800153130010012

11/12/2008 03:33:29 PM

Fee: \$21.00

Grantor's Name and Address

MATTHEW R. SNIPES

Grantee's Name and Address

After recording return to:

MATTHEW R. SNIPES

P.O. Box 404

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

MATTHEW R. SNIPES

P. O. Box 404

Klamath Falls, OR 97601

Escrow No. MT83365-DS

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RHONA V. SNIPES, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MATTHEW R. SNIPES, WHO ACQUIRED TITLE AS MATHEW R. SNIPES, and, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

That certain real property lying in the SE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follow:

Beginning at a point from which the Southeast corner of Section 30, Township 34 South, Range 7 East of the Willamette Meridian bears South 00° 02' 56" East, a distance of 324.84 feet; thence from said point of beginning North 89° 34' 07" West 636.99 feet; thence North 00° 02' 56" West 489.11 feet; thence South 89°24' 05" East 637.00 feet; thence South 00° 02' 56" East 487.25 feet to the point of beginning

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.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

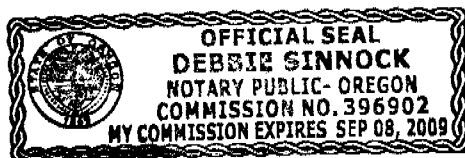
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of Nov. 2008; if a corporate grantor, 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.

RHONA V. SNIPES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-6-, 2008 by RHONA V. SNIPES.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

2/AMT