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



Peggy M. Stivers

P.O. Box 7345

Klamath Falls, OR 97601

Grantor's Name and Address

John Pratt

26639 Rocky Point Rd.

Klamath Falls, OR 97601

Grantee's Name and Address

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

Grantee

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

Grantee

2008-015433

Klamath County, Oregon



00056279200800154330020021

SPACE RESE  
FOR  
RECORDER

11/14/2008 03:05:03 PM

Fee: \$26.00

ATE 7164

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Peggy M. Stivers

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

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:

This document is being recorded as an  
accomplishment only. No information  
contained herein has been verified.  
Aspen Title & Escrow, Inc.

Exhibit A

(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 \$ 0.00. 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 Nov. 4, 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

This instrument was acknowledged before me on Nov. 4, 2008

by Peggy M. Stivers

This instrument was acknowledged before me on

by

as

of



Wendy S. Gordon  
Notary Public for Oregon  
My commission expires 2-21-2012

ATE 7164

Exhibit A

Parcel A:

That portion of the  $SE\frac{1}{4}SW\frac{1}{4}$  of Section 3, Township 36 South, Range 6 E.W.M., lying North of the centerline of Fourmile Creek, Klamath County, Oregon.

Parcel B:

That portion of the  $NW\frac{1}{4}SE\frac{1}{4}$  of Section 3, Township 36 South, Range 6 E.W.M., lying Westerly and Northerly of the centerline of Fourmile Creek, Klamath County, Oregon.