

MTZ 1396 -- 9185

2008-015592

Klamath County, Oregon

After recording return to:  
Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601



11/19/2008 02:27:05 PM

Fee: \$21.00

Send tax statements to:

### BARGAIN AND SALE DEED

Frank E. McBain, Jr. and Betty J. McBain, husband and wife, Grantors, convey to the Estate of Robert A. Morrison, Grantee, the following described real property:

The S 1/2 SE 1/4 SW 1/4 Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land, and any encumbrance.

Map Tax Lot: R-3612-03100-01000-000  
Property ID No.: R353762

The true consideration for this conveyance is \$7,000.00.

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.

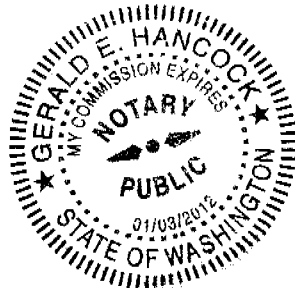
Dated this 12<sup>th</sup> day of November, 2008.


  
Frank E. McBain, Jr.

  
Betty J. McBain

STATE OF WASHINGTON )  
County of San Juan ) ss.

Personally appeared the above-named Frank E. McBain, Jr. and Betty J. McBain, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me this 12<sup>th</sup> day of November, 2008.



  
Notary Public for Washington

My commission expires: Jan 3, 2012

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

21AMT