

EOB

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



ATE 66148

James C. Callahan, Meghan C.

Callahan and Buddy Kness

P.O. Box 313, Bonanza, OR 97623

Grantor's Name and Address

Meghan C. Kness and Buddy E. Kness

P.O. Box 313

Bonanza, OR 97623

Grantee's Name and Address

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

Aspen Title & Escrow, Inc.

1307 S. Alameda Ave. #C.

Klamath Falls, OR 97603

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

Meghan C. Kness and Buddy E. Kness

P.O. Box 313

Bonanza, OR 97623

2008-016119

Klamath County, Oregon



00057116200800161190030037

SPACE RES
FOR
RECORDER

12/05/2008 03:17:18 PM

Fee: \$31.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James C. Callahan, Meghan C. Kness who acquired title as Meghan C. Callahan and Buddy Kness hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Meghan C. Kness and Buddy E. Kness 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:

SEE EXHIBIT A attached hereto and made a part of.

(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 \$To Convey Title. 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 _____; 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.

PAULA S. KVENILD - NOTARY PUBLIC
COUNTY OF Klamath STATE OF OREGON
JAMES C. CALLAHAN
MEGHAN C. KNESS
BUDDY E. KNESS
MY COMMISSION EXPIRES JAN. 26, 2009

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on James C. 10-22-08
by James C. Callahan

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

H 31/ATE

Exhibit A

A portion of the NE 1/4 of the NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, beginning 209 feet North of the Southeast corner of the NE 1/4 of the NW 1/4 of said section; thence West 418 feet; thence South 178 feet to the right of way line of the Dairy-Bonanza Highway; thence West along said right of way line 36 feet; thence North about 460 feet to the Southerly right of way line of the Klamath Falls-Lakeview Highway #140 (formerly #66); thence Northeasterly along said right of way line about 650 feet to the East line of the said NE 1/4 of the NW 1/4 of Section 34; thence South along said line about 731 feet to the point of beginning.

CODE:037 MAP: 3811-V34B0 TL: 01700 KEY: 485157
CODE:037 MAP: 3811-V34B0 TL: 01600 KEY: 485148

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
County of Klamath ss.

On December 4, 2008, personally appeared Buddy E Kness and Meghan C. Kness
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Pam Shellito
Notary Public for Klamath Co.
My commission expires: Nov 8, 2009

