

ES

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



UTZ 13910-9242

JOSEPH BOWEN
318 FLORENTINE
YREKA, CA 96097

Grantor's Name and Address

BARBARA SCOTT
81160 LOST CREEK RD.
DEXTER, OR 97431

Grantee's Name and Address

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

Thomas A. Huittsberger P.C.
870 West Centennial Boulevard
Springfield, OR 97477-5298

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

BARBARA SCOTT
81160 LOST CREEK RD.
DEXTER, OR 97431

2008-016884

Klamath County, Oregon



00057999200800168840030038

SPACE RESEF

12/29/2008 03:57:52 PM

Fee: \$31.00

FOR

No. _____, Records of this County.

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM

JOSEPH BOWEN

, Grantor,

conveys to BARBARA SCOTT

, Grantee,

the following real property situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT "1" ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ OTHER THAN (Here, comply with the requirements of ORS 93.030.)
MONEY

DATED 10-27-08

; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,
UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULA-
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
EST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1,
OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF CALIFORNIA, County of _____) ss.

This instrument was acknowledged before me on _____, 2008,
by JOSEPH BOWEN

This instrument was acknowledged before me on _____,

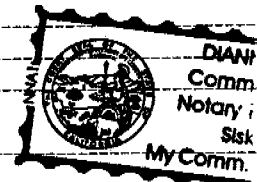
by _____,

as _____,

of _____.

Notary Public for Oregon

My commission expires _____



31amt

Parcel 1:

That portion of the SW 1/4 NE 1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the forty line which bears South 89° 43' East a distance of 440.8 feet from the iron pin which is at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, and running thence:

Along the forty line South 89° 43' East a distance of 124.2 feet to a point; thence South 0° 52' East a distance of 367.8 feet to a point which is on the Northerly right-of-way line of the 60 foot County Road; thence North 74° 34' West along said Northerly right of way line a distance of 129.3 feet to a point; thence North 0° 52' West a distance of 334.0 feet to the point of beginning.

Parcel 2:

That portion of the SW 1/4 NE 1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the 40 line which lies South 89° 43' East a distance of 565 feet from the iron pin which marks the Northwest corner of the SW 1/4 of NE 1/4 of Section 7, Township 38 South of Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence:

South 0° 52' East a distance of 367.8 feet to a point on the Northerly right of way line of the County Road; thence South 49° 54' East along the Northerly right of way line of the County Road a distance of 256.8 feet to a point; thence North 0° 52' West a distance of 533 feet to a point on the 40 line; thence North 89° 43' West along the 40 line a distance of 194.0 feet, more or less, to the point of beginning.

AMERITITLE, has recorded this instrument by request as an accomodation 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Siskiyou

On 10-27-08

Date

before me,

Dianna M. Taormina, Notary

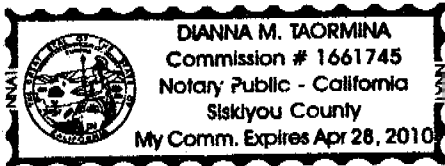
Here Insert Name and Title of the Officer

personally appeared

Joseph Bowen

Name(s) of Signer(s)

DIANNA M. TAORMINA
Commission # 1661745
Notary Public - California
Siskiyou County
Expires Apr 28, 2010



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Bargain and Sale Deed - Statutory Form

Document Date:

10-27-08

Number of Pages:

this + 1

Signer(s) Other Than Named Above:

None

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Joseph Bowen

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

himself

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here