



01/08/2009 01:06:04 PM

Fee: \$21.00

ROGER L. SHARP
4012 Austin St.
Klamath Falls, OR 97601
Grantor's Name and Address

SEAN P. WITT
8912 Monterey Oaks Dr.
Elk Grove, CA 95758
Grantee's Name and Address

After recording return to:
Sean P. Witt
8912 Monterey Oaks Dr.
Elk Grove, CA 95758

Until a change is requested all tax statements
shall be sent to the following address:
Sean P. Witt
8912 Monterey Oaks Dr.
Elk Grove, CA 95758

Escrow No.
BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ROGER L. SHARP, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SEAN P. WITT, 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:

Parcels 1 and 2

~~Parcel 2~~ of Land Partition 23-99 being Lot 5, Block 5, of "THIRD ADDITION TO ALTAMONT ACRES", situated in the NE1/4 SW 1/4 of Section 10, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

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-.

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 8th day of JAN 2009; 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.

ROGER L. SHARP

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-8-, 2009 by ROGER L. SHARP.

(Notary Public for Oregon)

My commission expires 9-8-09

