

UTC 83941-SH

KATHLEEN A. TRAYWICK

THIS SPAC

2009-000416

Klamath County, Oregon



00058702200900004160020025

01/14/2009 02:33:47 PM

Fee: \$26.00

Grantor's Name and Address

RACHEL M. STEPHENS &

ROSE MARY TRAYWICK

1411 CANBY STREET

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

RACHEL M. STEPHENS

1411 CANBY STREET

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

RACHEL M. STEPHENS

1411 CANBY STREET

KLAMATH FALLS, OR 97601

Escrow No. MT83941-SH

BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHLEEN A. TRAYWICK, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RACHEL M. STEPHENS and ROSE MARY TRAYWICK, not as tenants in common, but with right of survivorship, 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:

#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$0.00**.

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.

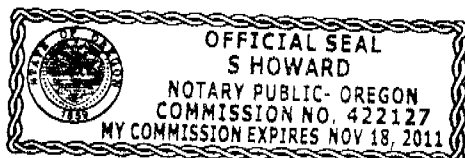
In Witness Whereof, the grantor has executed this instrument this 9 day of January, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

*Kathleen A. Traywick*  
KATHLEEN A. TRAYWICK

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan 9, 2009 by KATHLEEN A. TRAYWICK.



*S Howard*  
(Notary Public for Oregon)

My commission expires Nov 18, 2011

26 Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lot 7 in Block 14 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the North line of Canby Street at the Southeast corner of said Lot 7; thence North on the East line of said Lot 7, a distance of 150 feet; thence West and parallel with Canby Street, a distance of 10 feet; thence South and parallel with the East line of said Lot 7, a distance of 50 feet; thence West and parallel with Canby Street a distance of 40 feet to the West line of said Lot 7; thence South along the West line of said Lot 7, a distance of 100 feet to Canby Street; thence East along the North line of Canby Street, a distance of 50 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 50 feet of the Easterly 10 feet of Lot 7 in Block 14, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.