



03-77336-JB



**After Recording Return To:**

Ticor Title  
683 A Street  
Ashland OR 97520-1862

**Send Tax Statements To:**

Jan Sutton  
10064 Westbrook Drive  
Klamath Falls OR 97603

Escrow No. 03-77336

ATE 66363

**BARGAIN AND SALE DEED**  
(ORS 93.860)

**Ronald G. Sutton and Jan Sutton, Trustees of the Sutton Trust Dated January 31, 1997, Grantor, conveys to Jan Sutton and Ronald G. Sutton, as tenants by the entirety, Grantee, the following described real property:**

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

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.

The true consideration for this conveyance is.

Dated this 16 day of Jan, 2009.

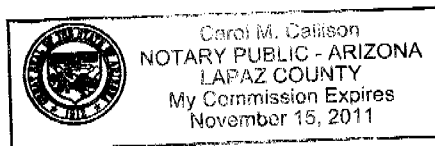
Ronald G. Sutton, Trustee      Jan Sutton, Trustee  
Ronald G. Sutton, Trustee      Jan Sutton, Trustee

State of Or., County of Klamath )ss.

This instrument was acknowledged before me on Jan 16, 2009  
by **Ronald G. Sutton and Jan Sutton, Trustees of the Sutton Trust Dated January 31, 1997**

Carol M. Callison  
Notary Public

My commission expires: 11-15-09



# 26 ATE

Escrow No. 03-77336

**EXHIBIT 'A'**

Legal Description:

Unit 10064 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS  
CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the Clerk  
of Klamath County, Oregon.

CODE: 163 MAP 3909-03400 TL: 70019 KEY: 887699

Unofficial  
Copy