

Don Kearney and Denise J. Kearney
1738 Estate Drive
Eugene, OR 97405 Grantor's Name and Address
Steven L. Shear and Kathleen M. Shear
94091 River Road
Junction City, OR 97448 Grantee's Name and Address
After recording, return to (Name, Address, Zip): Steven L. Shear and Kathleen M. Shear
Steven L. Shear and Kathiteen M. Shear
94091 River Road
Junction City, OR 97448
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Steven L. Shear and Kathleen M. Shear
94091 River Road
Junction City, OR-97448

2009-000792 Klamath County, Oregon

01/23/2009 08:47:22 AM

000504.26200000007020040048

00059126200900007920010018

SPACE RES FOR RECORDER Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Don Kearney and Denise J. Kearney, as tenants by the entirety
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Steven L. Shear and Kathleen M. Shear, as tenants by the entirety
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hered
itaments and appurtenances thereunto belonging or in any way appertaining, situated in -Klamath County
State of Oregon, described as follows, to-wit:

Lot 9 in Block 2 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT,	CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantce's heirs, successors and assigns forever.

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.

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 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH 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.

Don Kearney

Denise J. Kearney

OFFICIAL SEAL
ANGELA HILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 432184
MY COMMISSION EXPIRES SEPT. 3, 2012

Notary Public for Oregon
My commission expires Supt. 3, 20