

EOB

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



JOANNE M. BERDEEN
485 FAIRVIEW ST, ART A
ASHLAND, OR 97520-3979

Grantor's Name and Address

CHARLES G. WARD, JR.
PO BOX 197
CHILOQUIN, OR 97624-0197

Grantee's Name and Address

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

CHARLES G. WARD, JR.
PO BOX 197
CHILOQUIN, OR 97624-0197

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

CHARLES G. WARD, JR.
PO BOX 197
CHILOQUIN, OR 97624-0197

2009-001097

Klamath County, Oregon



00059499200900010970010010

SPACE RE
FOF
RECORDED

01/29/2009 03:33:37 PM

Fee: \$21.00

ATE AR 7204

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

JOANNE M. BERDEEN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

CHARLES G. WARD, JR.

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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

626 CHILOQUIN DRIVE, CHILOQUIN, OR 97624
LOTS 6, 7, and 8, BLOCK 12, CHILOQUIN DRIVE
ADDITION TO CHILOQUIN, OREGON, according
to the official plat thereof on file in the
office of the Clerk of Klamath County, Oregon.
Code 012 MAP 3507-003AD TL 01700 KEY# 222921.

This document is being recorded as an
accommodation only. The information
contained herein has been verified.

Aspen Title & Escrow, Inc.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$1.00

① However, the

actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 January 29, 2009; 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.

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.

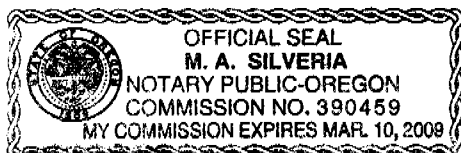
STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on January 29, 2009, by Joanne M. Berdeen.

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 3/10/09