

UT 1396-9309

2009-001157

Klamath County, Oregon



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01/30/2009 03:27:47 PM

Fee: \$26.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING, AS PROVIDED BY ORS 205.234. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO**

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Ticor Title

Attn: Yvette Fetsch

502 W Main St, Ste 103

Medford, OR 97501

511-773-7711

1. NAME(S) OF THE TRANSACTION(S) described in the attached instrument and required by ORS 205.234(a). Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

**RECORD BARGAIN AND SALE DEED**

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described on ORS 205.160.

Shawn L. Spillane

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described on ORS 205.160.

Shawn L. Spillane and Sharlyne B. Spillane

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030. NONE, VESTING CHANGE.

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Shawn Spillane

3367 Alameda St

Medford, OR 97504

January 29, 2009

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for real estate and adequacy or as to its effect upon the title to any real property that may be described therein.

He Aut



**After Recording Return To:**

Ticor Title  
502 W Main St, Ste 103  
Medford OR 97501

**Send Tax Statements To:**

Shawn Spillane  
3367 Alameda St  
Medford OR 97504

Tax Account: R435354

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

**Shawn L. Spillane, an Estate in Fee Simple, Grantor, conveys to Shawn L. Spillane and Sharlyne B. Spillane, as tenants by the entirety, Grantee, the following described real property:**

**Lot 9, Block 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of 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.

The true consideration for this conveyance is vesting change.

Dated this 28 day of January, 2009.

Shawn L. Spillane  
Shawn L. Spillane

State of OR, County of Jackson )ss.

This instrument was acknowledged before me on Jan 28, 2009  
by Shawn L. Spillane.

Yvette Fetsch  
Notary Public

My commission expires: 10-26-11

