

Returned to Counter

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



Robert E. Tackitt and Patricia D. Tackitt
P.O. BOX 561
Merrill OR 97633

2009-001374
Klamath County, Oregon



Richard Sprague and Evelyn Sprague
1970 North Leslie St.
PBM# 3423 Prhrump NV 89060

SPACE RESE. 02/05/2009 03:07:51 PM Fee: \$21.00
FOR RECORDER!

After recording, return to (Name, Address, Zip):
Richard Sprague and Evelyn Sprague
1970 North Leslie St.
PBM# 3423 Prhrump NV 89060

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Richard Sprague and Evelyn Sprague
1970 North Leslie St.
PBM# 3423 Prhrump NV 89060

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert E Tackitt and Patricia D. Tackitt

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

EXHIBIT "A"
LEGAL DESCRIPTION

The East 55 feet of the following described property in Klamath County, Oregon;

Beginning at a point 1437.36 feet West of the quarter Section corner on the North line of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence West 340 feet; thence South to Lots River; thence Southeasterly following the meander line of the Lost River to a point directly South of the point of beginning; thence North to point of beginning, being a part of Lot 2 of Section 12 in Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within the limits of the Dalles - California Highway.

Tax Account No: 4110-012BB-00200-000 Key No: 122968

(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 \$ 60,000. 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. (The sentence between the symbols, 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 02/05/09; 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, 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.

Robert E. Tackitt
Patricia D. Tackitt

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on 2-5-09
by Robert E Tackitt & Patricia D Tackitt
This instrument was acknowledged before me on 2-5-09
by Robert E Tackitt & Patricia D Tackitt
as
of

Joanne L Johnson
Notary Public for Oregon
My commission expires May 17, 2012

