

EOB

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



Ernie Setzer, Vickie Setzer
3506 Anderson Ave
Klamath Falls, OR 97603

Grantor's Name and Address

Ernie Setzer, Vickie Setzer
3506 Anderson Ave
Klamath Falls, OR 97603

Grantee's Name and Address

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

Ernie Setzer, Vickie Setzer
3506 Anderson Ave
Klamath Falls, OR 97603

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

SAME AS ABOVE

ATE AR# 7211

2009-001506

Klamath County, Oregon



00059975200900015060020020

SPACE RE:
FOR
RECORDED

02/06/2009 03:45:55 PM

Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Ernie L. Setzer and Vickie M. Setzer who
Acquired Title as Vickie M. ORE
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ernie L.
Setzer and Vickie M. Setzer
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:

See exhibit A

(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 \$ 0. ^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 February 6, 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.

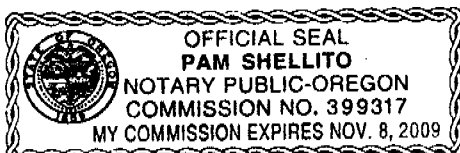
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Ernie L. Setzer
Vickie M. Setzer

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 6, 2009
by Ernie L. Setzer and Vickie M. Setzer

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Notary Public for Oregon

My commission expires Nov 8, 2009

EXHIBIT "A"

A portion of Tract No. 33, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract No. 33 of ALTAMONT SMALL FARMS, said point being 321.0 feet distant from the Northwest corner of said tract, and running thence South 88 degrees 46' East along the said Northerly boundary of said Tract 107.0 feet; thence South 0 degrees 11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88 degrees 46' West along the said Southerly boundary of said tract 107.0 feet; thence North 0 degrees 11' East 200.0 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-15AC TL 300