

NOT 1396-9347

WILLIAM D. O'FALLON & JENNIFER M. O'FALLON
1738 N. ELDORADO AVENUE
KLAMATH FALLS, OR 97601

Grantor's Name and Address

WILLIAM O'FALLON
CATHERINE DONNELLY
112 COURTYARD DRIVE
BRENTWOOD, TN 37027

Grantee's Name and Address

After recording return to:
WILLIAM O'FALLON & CATHERINE DONNELLY
112 COURTYARD DRIVE
BRENTWOOD, TN 37027

Until a change is requested all tax statements
shall be sent to the following address:
WILLIAM D. O'FALLON & CATHERINE DONNELLY
112 COURTYARD DRIVE
BRENTWOOD, TN 37027

BSD

THIS SPAC

2009-002619

Klamath County, Oregon



02/20/2009 11:17:12 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **WILLIAM D. O'FALLON and JENNIFER M. O'FALLON, as tenants by the entirety**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **WILLIAM O'FALLON and CATHERINE DONNELLY, 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, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 27 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County 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.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 20th day of February, 2009; if a corporate grantor, 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.

William D. O'Fallon
WILLIAM D. O'FALLON

Jennifer M. O'Fallon
JENNIFER M. O'FALLON

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

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Feb 20 2009 by WILLIAM D. O'FALLON AND JENNIFER M. O'FALLON



Heather Sciarba
(Notary Public for Oregon)

My commission expires Feb. 9, 2010

214mt