

2009-002632

Klamath County, Oregon



00061220200900026320020022

02/20/2009 12:35:00 PM

Fee: \$26.00

FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate).

COPYRIGHT 1992 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NL

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That Louie M. Lyon & Maradean Lyon Trusts, Maradean Lyon Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nancy Lyon 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of land of lot 11 in section 12, township 41 south, Range 11 East of the Willamette Meridian approximately 5.58 acres lying east of the no 10-E-2 US BR Drain easement, and south of State HWY 50, also known as the Malin@Klamath Falls HWY near Paygr rd. in tax lot 4111-12-1000 Excluding a 185' x 480' strip of land lying directly east of said drain easement of approx. 2.03 acres.

See Exhibit A for reference of property description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2009

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of February, 192009; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

Louie M. Lyon & Maradean Lyon Trusts, Maradean Lyon Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 19

by Maradean Lyon

as Trustee

of Louie M. Lyon and Maradean Lyon Trusts

Kay Neumeier Notary Public for Oregon

My commission expires April 20, 2012

OFFICIAL SEAL
KAY NEUMEIER
NOTARY PUBLIC - OREGON
COMMISSION NO. 427554
MY COMMISSION EXPIRES APRIL 20, 2012

Louie & Maradean LYon
Box 412
Malin, OR 97632
Grantor's Name and Address

Nancy Lyon
23444 HWY. 50
Merrill, OR 97633
Grantee's Name and Address

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

Tracey Lyon
23444 Hwy 50
Merrill, OR 97633

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

Same as above

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Recorded @ County

26

Exhibit A

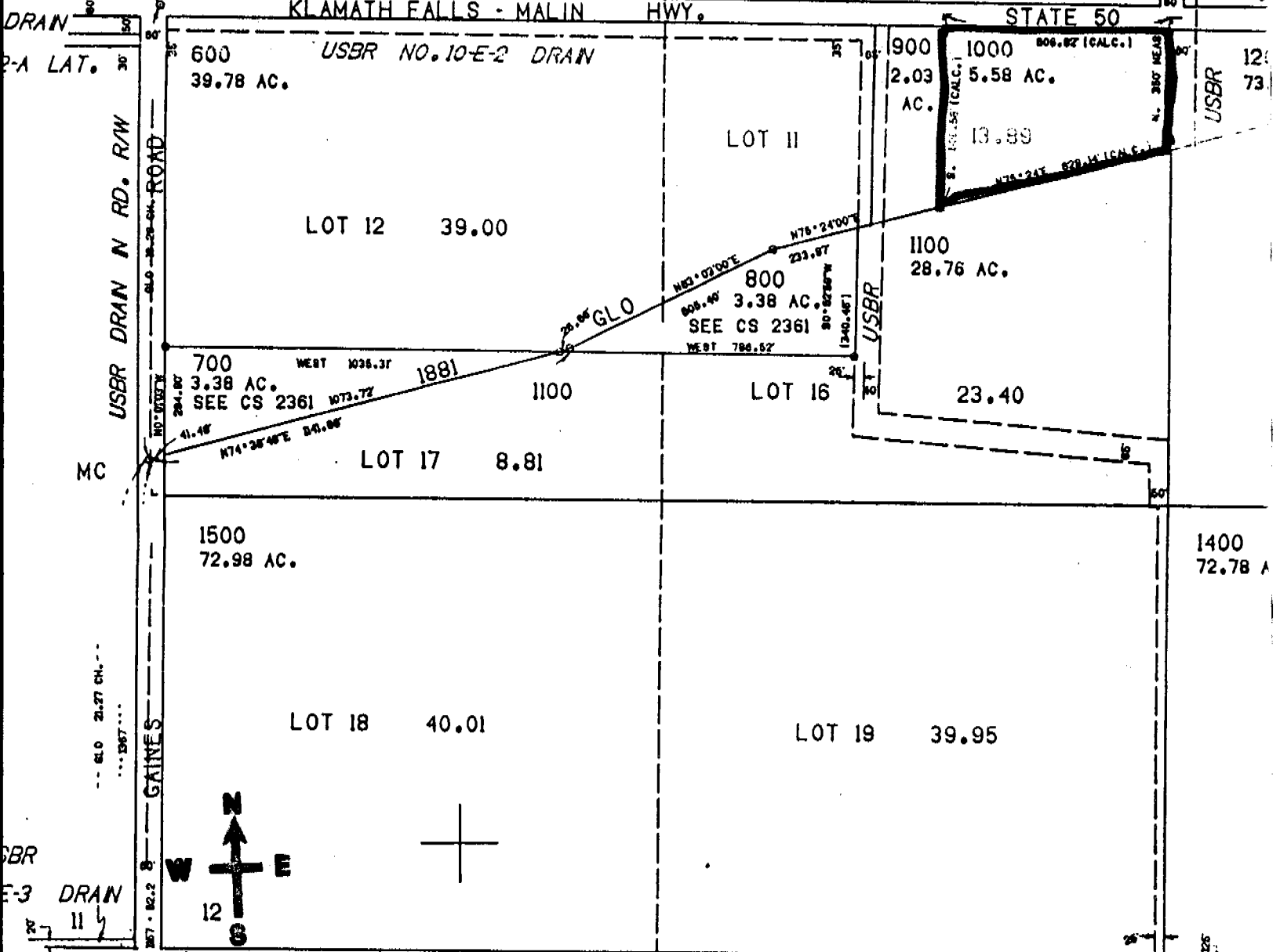
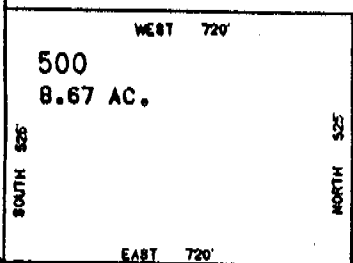
200

SEE MAP 41 II II

16

PAYGR

D-15



SEE MAP 41 II 13

BURLINGTON

"J"

CANAL

SEE R.R. DRC. V-3-6

Does not show the location of any improvements since it is furnished as a reference only. The company assumes no liability for any errors or omissions.

13

USBR

LAT.