

UTC 84361-DS

DOUGLAS GENE BABCOCK

THIS SPACE RESERVED FOR RECORDER'S USE

2009-003181

Klamath County, Oregon



00061877200900031810020025

03/04/2009 11:18:49 AM

Fee: \$26.00

Grantor's Name and Address

CARMEN BABCOCK

226 N 3rd St.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

CARMEN BABCOCK

226 N 3rd St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

CARMEN BABCOCK

226 N 3rd St.

Klamath Falls, OR 97601

Escrow No. MT84361-DS

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS GENE BABCOCK and CARMEN BABCOCK, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CARMEN BABCOCK and DOUGLAS G. BABCOCK, 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:

The Southeasterly 60 feet of Lot 8, Block 6, Original Town of Klamath Falls, in the County of Klamath, State of Oregon, being further described as follows:

Beginning on the Westerly line of Third Street at the most Easterly corner of said Lot 8; thence Northwesterly along the said line of Third Street 60 feet; thence Southwesterly and at right angles to Third Street 66.25 feet, more or less to the Westerly line of said Lot 8; thence Southeasterly along said line 60 feet to the most Southerly corner of said Lot 8; thence Easterly along the Southeasterly line of said Lot 66.25 feet to the place of beginning, the dimensions being according to the supplemental plat of Linkville, now City of Klamath Falls, 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.

26 Apr

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.

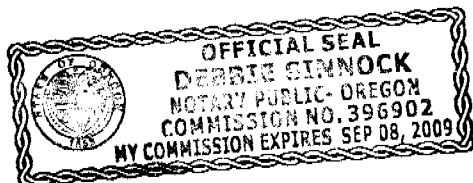
In Witness Whereof, the grantor has executed this instrument this 27th day of Feb, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Douglas Gene Babcock
DOUGLAS GENE BABCOCK

Carmen Babcock
CARMEN BABCOCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2 27, 2009 by DOUGLAS GENE BABCOCK and CARMEN BABCOCK.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09