

2009-004843

Klamath County, Oregon



00063833200900048430010011

04/07/2009 11:54:13 AM

Fee: \$21.00

After Recording Return to:

GERALD J. JAPP and NATALIE G. JAPP  
6733 ROSA LANE  
LA PINE, OR 97739

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

GERALD J. JAPP and NATALIE G. JAPP  
6733 ROSA LANE  
LA PINE, OR 97739

ATE 66505

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CORNELIUS R. PELROY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GERALD J. JAPP and NATALIE G. JAPP, husband and wife, 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 COUNTY, State of Oregon, described as follows, to-wit:

The E 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Saving and excepting 30 feet on the South side for roadway purposes.

CODE: 209 MAP: 2310-16C0 TL: 02100 KEY: 136515

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 \$To Convey Title.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument February 13, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

CORNELIUS R. PELROY

STATE OF OREGON, County of Lane

The foregoing instrument was acknowledged before me this 13<sup>th</sup> of February, 2009, by CORNELIUS R. PELROY

Notary Public for Oregon

My commission expires: 3-22-10

BARGAIN AND SALE DEED  
GERALD J. JAPP and NATALIE G. JAPP and  
CORNELIUS R. PELROY, as grantor  
and  
GERALD J. JAPP and NATALIE G. JAPP, as grantee

) This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66505MS



#21 ATE