

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



James J. Fenton III & Sherry Fenton
4835 Sunset Ridge Rd
Klamath Falls, OR 97601
Grantor's Name and Address

Sherry Fenton
4835 Sunset Ridge Rd
Klamath Falls, OR 97601
Grantee's Name and Address

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

Same as above

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

Same as above

2009-004855

Klamath County, Oregon



00063848200900048550010018

04/07/2009 03:25:14 PM

Fee: \$21.00

SPACE RESI
FOR
RECORDER

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James Joseph Fenton III and Sherry Ann Fenton,
as tenants by the entirety
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Sherry Ann Fenton
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:

Parcel 3 of Land Partition 38-04, being a replat of Parcels 1, 2, and 3 of Land Partition 1-01, situated in the NE 1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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.

(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 \$ 1.00. 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 April 7, 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.

Sherry Ann Fenton
James J. Fenton III
James Joseph Fenton

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 7, 2009
by Sherry Ann Fenton and James Joseph Fenton

This instrument was acknowledged before me on _____

by _____
as _____
of _____



Cherice F. Treasurer
Notary Public for Oregon
My commission expires 6-17-2012

21AMH