

MT 84589-PS

THIS SPACE

2009-005456

Klamath County, Oregon



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04/20/2009 03:17:11 PM

Fee: \$26.00

STEPHEN A. ANNEAR & ARIANA L.
ANNEAR, TRUSTEES OF THE ANNEAR
LOVING TRUST DATED NOVEMBER 3, 1992

8840 ARANT ROAD

KLAMATH FALLS, OR 97603

Grantor's Name and Address

STEPHEN A. ANNEAR & ARIANA L.
ANNEAR

8840 ARANT ROAD

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

STEPHEN A. ANNEAR & ARIANA L.
ANNEAR

8840 ARANT ROAD

KLAMATH FALLS, OR 97603

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

STEPHEN A. ANNEAR & ARIANA L.
ANNEAR

8840 ARANT ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT84589-PS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN A. ANNEAR AND ARIANA L. ANNEAR, TRUSTEES OF THE ANNEAR LOVING TRUST DATED NOVEMBER 3, 1992,, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEPHEN A. ANNEAR and ARIANA L. ANNEAR, 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 any way appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Parcel 2 of Land Partition 96-06, Replat of Parcel 1 of Major Partition 1-91, situated in the NE1/4 NE1/4 of Section 7 and NW1/4 NW1/4 of Section 8, Township 39 South, Range 10, East of the Willamette Meridian, 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 **to clear title**.

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 14th day of April, 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.

26amt

Dated this 14th day of April, 2009
The Annear Loving Trust dated November 3, 1992

Stephen A. Annear
STEPHEN A. ANNEAR, Trustee

Ariana L. Annear
ARIANA L. ANNEAR, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 14, 2009 by STEPHEN A. ANNEAR and ARIANA L. ANNEAR, Trustees of the Annear Loving Trust dated November 3, 1992.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2012



Unofficial Copy