

EOB

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



Allen Moates
7100 Hwy 97S,
Klamath Falls, OR 97601

Grantor's Name and Address

Allen Moates
7100 Hwy 97S,
Klamath Falls, OR 97601

Grantee's Name and Address

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

Allen Moates
7100 Hwy 97S,
Klamath Falls, OR 97601

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

Allen Moates
7100 Hwy 97S,
Klamath Falls, OR 97601

2009-005696

Klamath County, Oregon



00064831200900056960020029

SPACE RESE

FOR

RECORDER'S USE

04/24/2009 03:49:25 PM

Fee: \$26.00

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

ATE AR# 7262

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Allen Moates

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Allen C. Moates TTEE Moates Grandchildren's Trust #1- UAD 12/20/95, 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:

See exhibit A attached hereto and made a part hereof.

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

(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 \$700,000.00. 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. (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 24, 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 24, 2009

by Allen Moates

This instrument was acknowledged before me on

by

as

of

Allen Moates

Notary Public for Oregon

My commission expires Nov 8, 2009

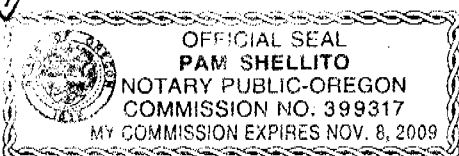


EXHIBIT A

Beginning at a point on the East line of Lot 12 of ALTAMONT SMALL FARMS, 10 feet South of the Northeast corner of said Lot; thence South along said East line a distance of 100 feet to a point; thence West at right angles to said East line a distance of 100 feet to a point; thence North and parallel with said East line a distance of 100 feet to a point; thence East and parallel with the North line of said Lot a distance of 100 feet to the point of beginning.

CODE: 024 MAP: 3909-015CB TL: 00100 KEY: 579190