

2009-006102

Klamath County, Oregon



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05/04/2009 12:42:57 PM

Fee: \$31.00

Document Prepared by:
[NAME OF INDIVIDUAL/CORPORATION]

When recorded, please return to :
[NAME] Wayne & Nancy Davis
[ADDRESS] 3837 Green Valley Rd.
Oakland, OR 97462-9805

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

Wayne & Nancy Davis
3837 Green Valley Rd.
Oakland, OR 97462-9805

Escrow No. _____
Title No. _____

Space above for Recorder's use only

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS THAT for the valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Michael & Erica Bonner [insert name of grantor] of Junction City, OR [insert address of grantor] (hereinafter referred to as the "Grantor"), does hereby bargain, sell and convey unto Wayne & Nancy Davis [insert name of grantee] of Oakland, OR [insert address of grantee] (hereinafter the "Grantee"), whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

See property description attached hereto as "Exhibit A".

Prior instrument reference: Book _____, Page _____, Document No. 2007-015323 of the Public Records of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is vesting only dollars (\$ 0.00). [delete the following sentence if not applicable, see ORS 93.030] 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.

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.

DATED this 1st day of April, 2009.

Kelly Jo Davis
(Witness)
Nancy L. Davis
Nancy L. Davis
(Print Name)

Erin Bellum
(Witness)

Wayne Davis
(Print Name)

GRANTOR(S):

[Signature]
(Signature)

MICHAEL BONNER
Michael Bonner

Erica A Bonner
(Signature)

ERICA A BONNER
Erica Bonner

EXHIBIT "A"
TO BARGAIN AND SALE DEED

[DESCRIPTION OF PROPERTY]

Lot 18, Block 4, Tract 1042, TWO RIVERS NORTH,
according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Notarization

STATE OF OREGON)

COUNTY OF Lane)
[COUNTY], SS:)

On the 1st day of April, 2009, Michael and Erica Bonner [GRANTOR(S) NAME(S)] personally appeared before me, the undersigned Notary Public, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the within instrument, the person(s), or the entity(ies) on behalf of which the person(s) acted, executed the within instrument.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

Ashley M Sustaie

Notary Public

My Commission expires: Jan 25 2010

Affiant: Known _____

Unknown ☒

ID Produced: Oregon DL

Affiant: Known _____

Unknown ☒

ID Produced: Oregon DL

(SEAL)

