

2009-006607

Klamath County, Oregon



00065853200900066070020025

05/11/2009 10:00:51 AM

Fee: \$26.00

SEND ALL FUTURE TAX STATEMENTS TO:

Gregory Stout
3700 Hosmer Lane
Gold Hill, Oregon, 97525

AFTER RECORDING SEND TO:

Gregory Stout
3700 Hosmer Lane
Gold Hill, Oregon, 97525

BARGAIN AND SALE DEED

MELISSA DAWN STOUT, Grantor, conveys to GREGORY STOUT, Grantee, the real property located at 24725 Rocky Point Road, Klamath Falls, Oregon, situated in the County of Klamath, which is more particularly described in the attached Exhibit A.

(Code 078, Account R314582, Map R-3606-010CA-04700-000)

The true and actual consideration for this conveyance is General Judgment of Dissolution of Marriage, Stipulation and Money Award, Jackson County Circuit Court Case # 07-2027-D2.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390 IN ACQUIRING FEE TITLE TO THE PROPERTY THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN ALL ZONES, 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED: 4/2/08 2008

Melissa Stout
GRANTOR MELISSA DAWN STOUT

STATE OF OREGON)
)
COUNTY OF JACKSON)

This instrument was acknowledged before me on April 2 2008, by MELISSA DAWN STOUT.



Mary Jo Guy
Notary Public for Oregon

My Commission Expires: 5/05/09

44811

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Klamath County, A Public Corporation of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Greg D. Stout

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the NE1/4SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Easterly line of the County Road, said point being South 0°36' West a distance of 669.4 feet, South 89°24' West a distance of 978.98 feet, and North 3°07' West a distance of 146.8 feet from the center quarter corner of Section 10, said point being the most Westerly corner of that tract of land described in Deed Volume 325, Page 8, Deed Records; thence North 80°46' East along the property line described in Deed Volume, a distance of 127.7 feet to an iron pin; thence North 11°51' West a distance of 54.5 feet to an iron pin; thence South 82°50' West a distance of 119.0 feet, more or less, to an iron pin on the Easterly line of the County Road; thence South 3°07' East along the Easterly line of the County Road a distance of 59.05', more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$1,300.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of May, 1992, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

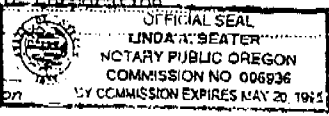
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 19

by This instrument was acknowledged before me on May 12, 1992

by Harry Fredricks, Chairman of the Board, Ed Kentner and Wes Sine as Commissioners of Klamath County, A Public Corporation of the State of Oregon



My commission expires May 20, 1995

Klamath County Commissioners Courthouse Annex, 305 Main St. Klamath Falls, OR 97601

Greg D. Stout 2824 Avenue A White City, OR 97502

After recording return to (Name, Address, Zip): Same as grantee's

Mail requested otherwise send all tax statements to (Name, Address, Zip): Same as grantee's

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 1992 at 10:38 o'clock A.M. and recorded in book/reel/volume No. M92 on page 10392 or as fee/file/instrument/microfilm/reception No. 44811 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By [Signature] Deputy

SV A