

2009-006971

Klamath County, Oregon



00066285200900069710030038

05/18/2009 03:26:16 PM

Fee: \$31.00



After recording return to:
Charlene Y Shaw
5215 Peggy Avenue
Klamath Falls, OR 97601

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

File No.: 7021-1377026 (ALF)
Date: May 07, 2009

THIS SPACE

STATUTORY BARGAIN AND SALE DEED

Charlene Y Shaw who acquired title as Charlene Moran , Grantor, conveys to **Charlene Y Shaw**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 13 day of May, 2009.

531-

File No.: **7021-1377026 (ALF)**
Date: **05/07/2009**

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APN: R496449

Bargain and Sale Deed
- continued

File No.: 7021-1377026 (ALF)
Date: 05/07/2009

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**THE WEST ONE-HALF OF LOTS 11 AND 12 AND ALL OF LOT 13 TOGETHER WITH THE
EASTERLY 10 FEET OF VACATED FAIRHAVEN STREET ADJACENT TO LOT 13, IN BLOCK 32,
WEST KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**