

2009-007109

Klamath County, Oregon



00066439200900071090020022

05/21/2009 08:12:08 AM

Fee: \$26.00

When Recorded Return To:

John S. Hassen  
Hornecker, Cowling, Hassen & Heysell  
717 Murphy Road  
Medford, Oregon 97504

Send Tax Statements To:

Betty McGuire  
5498 Villa Drive  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Betty Arlene McGuire, Grantor, conveys to Betty McGuire, Stephen S. Martin and Deniece C. McGinnis, Grantees, not as tenants in common but as joint owners with right of survivorship, all that real property situated in Jackson County, Oregon, described as follows, to wit:

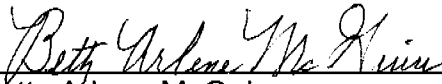
Lot 8, Block 2, CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-011DD-02100-000

There is no cash consideration for this transfer.

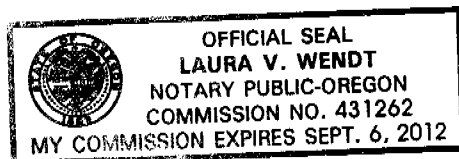
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN 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**

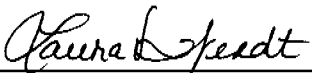
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY  
OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

  
\_\_\_\_\_  
Betty Arlene McGuire

STATE OF OREGON       )  
                                      ) ss.  
County of Jackson       )

On this 15<sup>th</sup> day of May, 2009, personally appeared Betty Arlene McGuire,  
and acknowledged the foregoing instrument to be her voluntary act and deed.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: Sept. 06, 2012