

MT 84703

THIS SPACE

2009-008658

Klamath County, Oregon



00068301200900086580040042

06/23/2009 11:26:59 AM

Fee: \$36.00

ED OUEILHE

Grantor's Name and Address

EDWARD LOUIES OUEILHE

4294 N. ELECTRIC AVE.

SAN BERNARDINO, CA 92407

Grantee's Name and Address

After recording return to:

EDWARD LOUIES OUEILHE

4294 N. ELECTRIC AVE.

SAN BERNARDINO, CA 92407

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

EDWARD LOUIES OUEILHE

4294 N. ELECTRIC AVE.

SAN BERNARDINO, CA 92407

Escrow No. MT84703-DS

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD OUEILHE and DEBORAH LYN OUEILHE, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAIRUS JONATHAN OUEILHE AND EDWARD LOUIES OUEILHE, not as tenants in common, but with right of survivorship, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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.

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 **\$0.00**.

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.

30amt

In Witness Whereof, the grantor has executed this instrument this 5TH day of JUNE, 2009; if a corporate grantor, 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.



ED OUEILHE



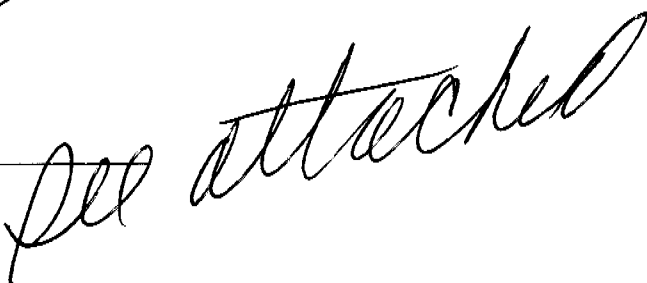
DEBORAH LYN OUEILHE

STATE OF CALIFORNIA
ss.
COUNTY OF _____

On _____, 2009 before me, _____ personally appeared ED OUEILHE and DEBORAH LYN OUEILHE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

} SS.

On June 5, 2009
(DATE)

before me, Bertha M. Maloncon, Notary Public
(NOTARY)

personally appeared *Ed Oueilhe and Deborah Lyn Oueilhe**
SIGNER(S)

☐ personally known to me - OR -

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Bertha M. Maloncon
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Bargain and Sale Deed

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OTHER

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 122 in the unrecorded Spinks Subdivision being a portion of Government Lot 6 situated in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point described by three consecutive courses from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of west Chiloquin, Oregon, namely; North 59 degrees 30' West, 116.3 feet; North 42 degrees, 39' West, 295 feet; and South 47 degrees 21' West 53.0 feet to the point of beginning; thence South 47 degrees 21' West, 50 feet; thence Northwesterly at right angles, 150 feet; thence Northeasterly at right angles, 50 feet; thence Southeasterly at right angles, 150 feet to the point of beginning; together with right of use hereby donated and conveyed unto grantee and public for public use forever a strip of land 19 feet wide between tract conveyed and county road, (Tract No. 122).

Tax Account No.: 3407-034CA-03500-000

Key No. 198752

PARCEL 2

Lot 123 in the unrecorded Spinks Subdivision being a portion of Government Lot 6 situated in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point described by three consecutive courses from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of west Chiloquin, Oregon, namely; North 59 degrees 30' West, 116.3 feet; North 42 degrees, 39' West, 295 feet; and South 47 degrees 21' West 103.0 feet to the point of beginning; thence South 47 degrees 21' West, 50 feet; thence Northwesterly at right angles, 150 feet; thence Northeasterly at right angles, 50 feet; thence Southeasterly at right angles, 150 feet to the point of beginning; together with right of use hereby donated and conveyed unto grantee and public use forever a strip of land 19 feet wide between tract conveyed and county road, (Tract No. 123).

Tax Account No.: 3407-034CA-03600-000

Key No. 198761