

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Melissa Dawn Stout  
214 A. Oak Street  
Rogue River, OR 97537

Grantor's Name and Address

Gregory Dean Stout  
3700 Hosmer Lane  
Gold Hill, OR 97525

Grantee's Name and Address

2009-009034

Klamath County, Oregon



00068745200900090340010018

SPACE RE:

FOL

RECORDED

07/01/2009 11:29:39 AM

Fee: \$21.00

After recording, return to (Name, Address, Zip):

Gregory Dean Stout  
3700 Hosmer Lane  
Gold Hill, OR 97525

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Gregory Dean Stout  
3700 Hosmer Lane  
Gold Hill, OR 97525

WARRANTY DEED

Collection Deed For 2009-006607

KNOW ALL BY THESE PRESENTS that

Melissa Dawn Stout

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Gregory Dean Stout

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The following-described real property in Klamath County, Oregon:

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 located at the intersection of the Easterly right-of-way line of Oregon State Highway No. #421 and the Southerly right-of-way line of "A" Street, Frontier Tracts; thence South 3°07' East along the Easterly right-of-way line of said Highway 80 feet; thence North 85°14' East 148.5 feet; thence North 0°36' East 70 feet to the South right-of-way of "A" Street; thence South 89°17' West 153 feet to the point of beginning.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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.

In witness whereof, the grantor has executed this instrument on June 30, 2009; if grantor is a corporation, 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.

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.

Melissa Dawn Stout

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on June 30, 2009  
by Melissa Dawn Stout

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Angela D. Bearg  
Notary Public for Oregon

My commission expires October 23, 2009