

MTK 85427-JDS

FRANKLIN CHARLES BORNER

THIS SPA

2009-009626

Klamath County, Oregon



00069461200900096260010011

07/15/2009 03:16:04 PM

Fee: \$21.00

Grantor's Name and Address

TOSKA SUAN PHELPS

Grantee's Name and Address

After recording return to:

TOSKA SUAN PHELPS

5148 Ankeny St.

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

TOSKA SUAN PHELPS

5148 Ankeny St.

Klamath Falls, OR 97603

Escrow No. MT85427-DS

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANKLIN CHARLES BORNER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TOSKA SUAN PHELPS, 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:

Lot 6 in Block 6 of TRACT NO. 1035, KNOWN AS GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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-.

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.

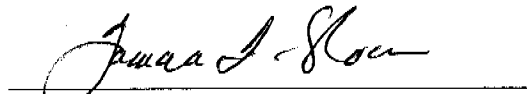
In Witness Whereof, the grantor has executed this instrument this 20th day of JUNE, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

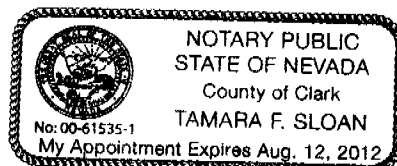

FRANKLIN CHARLES BORNER

State of Nevada

County of Clark

This instrument was acknowledged before me on June 20, 2009 by FRANKLIN CHARLES BORNER.


(Notary Public for Oregon)
My commission expires Aug 12, 2012



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