

2009-009684

Klamath County, Oregon



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07/16/2009 02:53:59 PM

Fee: \$26.00

BARGAIN AND SALE DEED

Grantor: Estill B. and Judith M. McDowell
6513 Appaloosa Ct.

Klamath Falls, OR 97603

Grantee: McDowell Properties, LLC

6513 Appaloosa Ct.

Klamath Falls, OR 97603

After recording, return to

James R. Uerlings

Boivin, Uerlings & DiIaconi, P.C.

803 Main Street, Ste 201

Klamath Falls, OR 97601

Send tax statements to:

Estill B. and Judith M. McDowell

6513 Appaloosa Ct.

Klamath Falls, OR 97603

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That Estill B. and Judith M. McDowell, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto McDowell Properties, LLC, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located at 4775 South 6th Street, Klamath Falls, Oregon, more particularly described as follows:

A portion of SE ¼ NW ¼ Section 2, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the SE ¼ NW ¼, Section 2, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, 985 feet East of the Southwest corner of said SE ¼ NW ¼, Section 2; thence East 60 feet; thence North 155 feet; thence West 60 feet; thence South 155 feet to the point of beginning.

To Have and to Hold the same unto the said 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 of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

Returned to Counter

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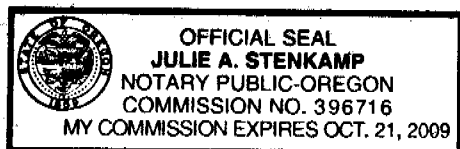
IN WITNESS WHEREOF, the grantor has executed this instrument this 15 day of July, 2009; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

Estill B. McDowell
Estill B. McDowell

Judith M. McDowell
Judith M. McDowell

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on July 15, 2009, by Estill B. McDowell and Judith M. McDowell.



Julie A. Stenkamp
Notary Public for Oregon
My Commission Expires: 10/21/09