

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



Karen Leigh Bentley
1120 Shadow Glen Ln.
Lincoln, CA 95648
 Grantor's Name and Address
Jean Lund-Morrisseau
1120 Shadow Glen Ln.
Lincoln, CA 95648
 Grantee's Name and Address

2009-010122

Klamath County, Oregon



00070063200900101220020025

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

SPACE RES
FOR
RECORDER

07/27/2009 09:30:15 AM

Fee: \$26.00

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

Jean Lund-Morrisseau
1120 Shadow Glen Ln.
Lincoln, CA 95648

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Karen Leigh Bentley

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jean Lund-Morrisseau

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, block 13, Track No. 1107, First addition to SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 1.00. ® However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.® (The sentence between the symbols ®, 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 7-20-09; 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.

Karen Leigh Bentley
A Bentley

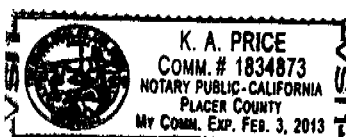
STATE OF OREGON, County of Placer ss.This instrument was acknowledged before me on July 20, 2009by Karen Leigh Bentley

This instrument was acknowledged before me on

by

as

of

K. A. Price
Notary Public for OregonMy commission expires February 03, 2013

ALL-PURPOSE ACKNOWLEDGMENT

State of California

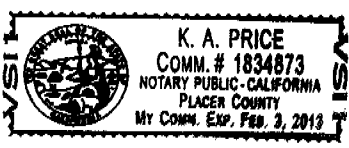
County of Placer

} SS.

On July 20, 2009, before me, K.A. Price, Notary Public

personally appeared Karen Leigh Bentley, who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K.A. Price
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S) _____
- ☐ PARTNER(S) _____ TITLE(S) _____
- ☐ ATTORNEY-IN-FACT _____
- ☐ TRUSTEE(S) _____
- ☐ GUARDIAN/CONSERVATOR _____
- ☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Quick Claim Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

July 20, 2009
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

