

UTC 85550-SH

THIS SPACE RE

2009-011151

Klamath County, Oregon



00071304200900111510030037

08/19/2009 11:33:37 AM

Fee: \$31.00

LEON J. TIPTON

Grantor's Name and Address

GERTRUDE LOUISE TIPTON

3404 SHIELD CREST DRIVE

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

GERTRUDE LOUISE TIPTON

3404 SHIELD CREST DRIVE

KLAMATH FALLS, OR 97603

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

GERTRUDE LOUISE TIPTON

3404 SHIELD CREST DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT85550-SH

BSD-EM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **LEON J. TIPTON and GERTRUDE LOUISE TIPTON, as tenants in common**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **GERTRUDE LOUISE TIPTON**, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$30,000.00**.

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.

31-AMT

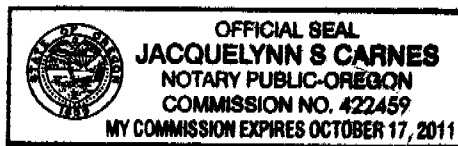
In Witness Whereof, the grantor has executed this instrument this 24 day of July, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Leon J. Tipton
LEON J. TIPTON

State of Oregon
County of Polk

This instrument was acknowledged before me on July 24, 2009 by LEON J. TIPTON.

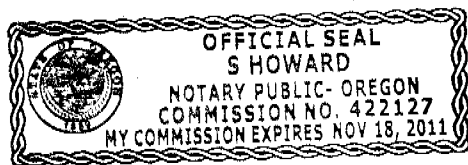
Jacquelyn S Carnes
(Notary Public for Oregon)
My commission expires October 17, 2011



Gertrude Louise Tipton
GERTRUDE LOUISE TIPTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 14, 2009 by GERTRUDE LOUISE TIPTON.



S Howard
(Notary Public for Oregon)
My commission expires 11-18-11

EXHIBIT "A"
LEGAL DESCRIPTION

Unit B of Building #2, Stage XI, Plat of Tract 1271, ^{ie} ~~SHIELD~~ SHIELD CREST
CONDOMINIUMS, being a portion of Lot 11, Block 4 of Tract 1257 Resubdivision of a
portion of the FIRST ADDITION TO SHIELD CREST, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.