

2009-011617

Klamath County, Oregon



00071861200900116170020025

08/31/2009 09:14:19 AM

Fee: \$26.00

When Recorded Return To:

Joseph E. Kellerman
Hornecker, Cowling,
Hassen & Heysell, L.L.P.
717 Murphy Road
Medford, OR 97504

Send Tax Statements To:

Andrea Cook
P.O. Box 5111
Central Point, OR 97502

BARGAIN AND SALE DEED

Gary R. West and Dee Ann West, Trustees, or Their Successors in Trust, Under the West Living Trust Dated July 21, 2000, and any Amendments Thereto Grantor, conveys to Andrea Cook, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Lot 126 & 127 of Third Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration for this transfer is \$.00 but otherwise good and valuable.

“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."

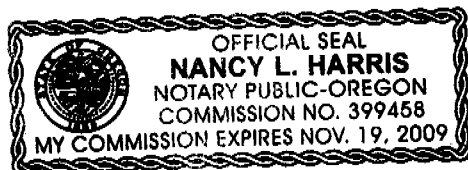
Dated this 27th day of August, 2009.

GRANTOR

Gary R. West
Gary R. West, as Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 27th day of August, 2009, personally appeared before me the above-named Gary R. West, as Trustee and acknowledged the foregoing Bargain and Sale Deed to be his voluntary act and deed.



Nancy L. Harris
Notary Public for Oregon
My Commission Expires: 11-19-2009

Dee Ann West
Dee Ann West, as Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 27th day of August, 2009, personally appeared before me the above-named Dee Ann West, as Trustee and acknowledged the foregoing Bargain and Sale Deed to be her voluntary act and deed.



Nancy L. Harris
Notary Public for Oregon
My Commission Expires: 11-19-2009