

**GRANTORS:**

Donald L. Jones Jr.  
Debra G. Jones  
1123 NW Promontory Dr.  
Bend, OR 97701

**GRANTEES:**

Gail Marcum Lepley  
Constance C. Lepley  
Robert Petrik  
Jeanne Petrik  
P.O. Box 329  
Merrill, OR 97633

After Recording, Return to:  
Grantees and copy to Grantors

Until requested otherwise, send all tax statements to:  
Grantees

2009-011740

Klamath County, Oregon



00072005200900117400020020

09/01/2009 11:29:06 AM

Fee: \$26.00

**BARGAIN AND SALE DEED**

Donald L. Jones Jr. and Debra G. Jones, Grantors, convey to Gail Marcum Lepley and Constance C. Lepley H/W and Robert Petrik and Jeanne Petrik H/W all as tenants in common, Grantees;

Whereas, the title to the real property hereinafter described is vested in fee simple in Grantors, subject to the lien of a mortgage or trust deed recorded in the Records of the county hereinafter named, in book/reel/volume No. 2007 on page 014598 in Klamath County, reference to those Records hereby being made, and the notes and indebtedness secured by the mortgage or trust deed are now owned by the Grantees, on which notes and indebtedness there is now owing and unpaid the sum of \$420,727.50; whereas the Grantors desire to convey the property to Grantees, whereas Grantees desire to re purchase the property from Grantors; whereas, Grantees have agreed that all debt due and owing on the above referenced trust deed is satisfied in full upon recording this document as it relates to the contract for sale, mortgage or trust deed held by Grantees,

NOW THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and the indebtedness secured by the mortgage or trust deed and the surrender thereof marked "Paid in Full" to the Grantors), the Grantors do hereby grant, bargain, sell and convey unto the Grantees and to the Grantees' heirs, successors and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

The true and actual consideration for this conveyance, stated in terms of dollars, is \$5,000. However, the actual consideration consists of or includes other property or value given or promised which is 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.

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 27 day of August, 2009.

DONALD L. JONES JR.

DEBRA G. JONES

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on August 27, 2009 by Donald L. Jones Jr. and Debra G. Jones.

Notary Public for Oregon  
My Commission Expires 11/15/2010



OFFICIAL SEAL  
SUSAN M MARCEAU  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 411449  
MY COMMISSION EXPIRES NOV. 15, 2010

**Exhibit A**

**Lots 4, 5, 6 and 7, Block 1, Resubdivision of Block 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**ALSO the Southerly part of Lot 3, Block 1, Resubdivision of Block 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:**

**Beginning at the corner of Lots 3, 4 and 5; thence Southeasterly on the line extended between Lots 4 and 5 a distance of 32.93 feet to the alley; thence Southwest along the Northwesterly line of the alley 12.42 feet to the South corner of Lot 3; thence Northwesterly on the line between Lots 3 and 5, 16.69 feet; thence North 20.42 feet to the point of beginning.**

**CODE 001.1 MAP 3809-032AA TL 00700 KEY #412930**

**CODE 001.1 MAP 3809-032AA TL 00800 KEY #412949**