

2009-012215

Klamath County, Oregon

After Recording Return to:

Jill M. Pevear  
7912 Citadel Dr.  
Severn, MD 21144

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

SAME AS ABOVE

ATE 67051



00072578200900122150010012

09/14/2009 11:53:29 AM

Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID M. PEVEAR, HEIR OF THE ESTATE OF CHARLES B. PEVEAR, JR., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JILL M. PEVEAR, 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 COUNTY, State of Oregon, described as follows, to-wit:  
LOTS 21 AND 22, BLOCK 24, TRACT NO. 1027, MT. SCOTT MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

CODE 008 MAP 3107-012D0 TL 05800 KEY 83849

CODE 008 MAP 3107-012D0 TL 05900 KEY 83867

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-  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument September 1, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

DAVID M. PEVEAR

STATE OF Texas County of Williamson ss.

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2009 by DAVID M. PEVEAR.

Notary Public for TexasMy commission expires: July 15, 2012

(SEAL)

(If executed by a corporation,  
affix corporate seal)

**BARGAIN AND SALE DEED**  
**DAVID M. PEVEAR, as grantor**  
**and**  
**JILL M. PEVEAR, as grantee**

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: 67051MS