

2009-012216

Klamath County, Oregon



00072579200900122160010019

09/14/2009 11:53:53 AM

Fee: \$21.00

After Recording Return to:

Jill M. Pevear

7912 Citadel Drive

Severn, MD 21144

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

ATE 67051

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **CHRISTOPHER BRIAN 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 3107-012DO TL 05800 KEY 83849

CODE 008 MAP 3107-012DO 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.

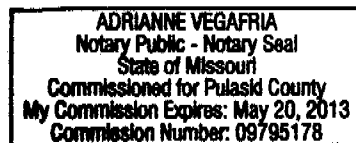
In Witness Whereof, the grantor has executed this instrument September 1, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

CHRISTOPHER BRIAN PEVEAR

STATE OF Missouri )  
County of Pulaski ) ss.

The foregoing instrument was acknowledged before me this 6 day of September, 2009 by Christopher Brian Pevear.

Notary Public for Pulaski County  
My commission expires: 05/20/2013



**BARGAIN AND SALE DEED**  
**CHRISTOPHER BRIAN 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