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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2009-012993

Klamath County, Oregon



00073514200900129930010019

10/02/2009 12:43:20 PM

Fee: \$37.00

Donald M. + Colleen A. Baxter
3949 La Marada
Klamath Falls OR 97603

Grantor's Name and Address

Donald M. + Colleen A. + Trista A. Baxter
3949 La Marada
Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Donald M. + Colleen A. Baxter
3949 La Marada
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Donald M. + Colleen A. Baxter
3949 La Marada
Klamath Falls, OR 97603

SPACE RESERV
FOR
RECORDER'S U

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald M. Baxter, Colleen A. Baxter

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald M. Baxter, Colleen A. Baxter, Trista A. Baxter, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, Block 17, Tract No. 1112, Eighth Addition to Sunset Village

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on October 2, 2009; if grantor is a corporation, 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.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

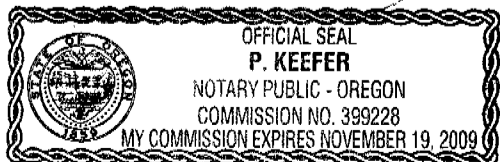
by Donald M. Baxter and Colleen A. Baxter

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires November 19, 2009