

2009-013589

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS**

PATRICIA LAWN  
100 Plymouth Street  
Fitchburg MA 01420



10/19/2009 12:52:16 PM

Fee: \$37.00

**GRANTEE NAME AND ADDRESS**

STEPHEN ANDREW VARGA  
12 Cherry Lane  
Bedford NH 03110

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN  
435 Oak Avenue  
Klamath Falls OR 97601

**SEND TAX STATEMENTS TO**

Grantee

**BARGAIN AND SALE DEED**

PATRICIA LAWN, Grantor, conveys to STEPHEN ANDREW VARGA, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 18 in Block 17 of SPRAGUE RIVER VALLEY ACRES, according to the official Plat on file with the Clerk of Klamath County, Oregon

"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 434, 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

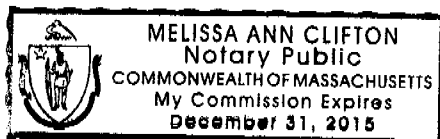
The true and actual consideration for this conveyance stated in terms of dollars is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being a gift.

DATED this 22<sup>nd</sup> day of August, 2009.

PATRICIA LAWN

STATE OF MASSACHUSETTS, County of Worcester ss.

This instrument was acknowledged before me on the 22<sup>nd</sup> day of August, 2009, by PATRICIA LAWN.



NOTARY PUBLIC FOR MASSACHUSETTS  
My commission expires: 12/31/15