

2009-013589

Klamath County, Oregon



00074219200900135890010010

10/19/2009 12:52:16 PM

Fee: \$37.00

GRANTOR NAME AND ADDRESS

PATRICIA LAWN
100 Plymouth Street
Fitchburg MA 01420

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

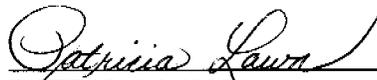
PATRICIA LAWN, Grantor, conveys to STEPHEN ANDREW VARGA, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

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.

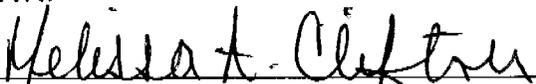
DATED this 22nd day of August, 2009.



PATRICIA LAWN

STATE OF MASSACHUSETTS, County of Worcester ss.

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



NOTARY PUBLIC FOR MASSACHUSETTS
My commission expires: 012/31/15

