

~ . . . MTC 80289-LW

JANET E. PAXSON WHO ACQUIRED TITLE
AS JANET E. LELAND

THIS SPAC

2009-015050

Klamath County, Oregon



00075935200900150500020028

11/24/2009 11:11:08 AM

Fee: \$42.00

Grantor's Name and Address

JANET E. PAXSON
5706 BRYANT AVE.
KLAMATH AVE, OR 97603

Grantee's Name and Address

After recording return to:

JANET E. PAXSON
5706 BRYANT AVE.
KLAMATH AVE, OR 97603

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

JANET E. PAXSON
5706 BRYANT AVE.
KLAMATH AVE, OR 97603

Escrow No. MT86289-LW
BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JANET E. PAXSON WHO ACQUIRED TITLE AS JANET E. LELAND, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JANET E. PAXSON, 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 anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot 6 in Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THAT PORTION of Lot 6, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northwesterly of the following described line: Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a half-inch iron pin between the existing concrete driveways from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a half inch iron pin; thence South 50° 58' 15" West 68.60 feet to a spike on top of a 4" by 4" fence post; thence South 54° 24' 30" West along a fence line 30.60 feet to a half inch iron pin on the Westerly line of said Subdivision; thence North 00° 14' West 2.70 feet to the Westerly corner between Lots 5 and 6 of said Subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West.

AND THAT PORTION of Lot 5, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southerly of the following described line:

Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a 1/2 inch iron pin between the existing concrete driveways, from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a 1/2 inch iron pin; thence South 50° 58' 15" West, 68.60 feet to a spike on top of a 4" fence post; thence South 54° 24' 20" West along a fence line 30.60 feet to a 1/2 inch pin on the Westerly line of said subdivision; thence North 00° 14' West, 2.70 feet to the Westerly corner between Lots 5 and 6 of said subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West.

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.

42amt

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**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

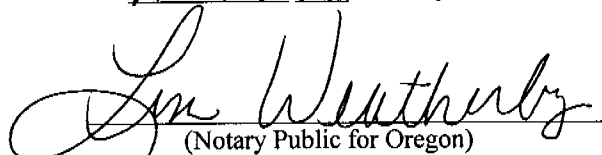
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of November, 2009; if a corporate grantor, 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.


JANET E. PAXSON WHO ACQUIRED TITLE AS JANET E. LELAND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 10 2009 by JANET E. PAXSON WHO ACQUIRED TITLE AS JANET E. LELAND.


(Notary Public for Oregon)

My commission expires 11/20/2011

