

MTCL394-9838

Robert Akers and Arlene Akers
2025 Portland St., Klamath Falls, OR 97601

Grantor's Name and Address

Neil Larkins and Jennifer Larkins
15412 Riveredge, Klamath Falls, OR 97601

Grantee's Name and Address

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

Neil Larkins and Jennifer Larkins
15412 Riveredge
Klamath Falls, OR 97601

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

Neil Larkins and Jennifer Larkins
15412 Riveredge
Klamath Falls, OR 97601

2009-015353

Klamath County, Oregon



00076295200900153530010011

SPACE RESERVE
FOR
RECORDER'S I

12/04/2009 11:05:48 AM

Fee: \$37.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert Akers and Arlene Akers

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Neil Larkins & Jennifer Larkins, as tenants by the entirety

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 1 in Block 6 of first addition to Kelene Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (4801 Lorraine Place)

(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. 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. (The sentence between the symbols @, 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 December 1, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Robert Akers
Arlene Akers

STATE OF OREGON, County of Klamath

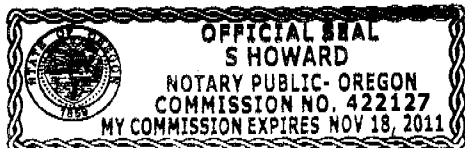
This instrument was acknowledged before me on Dec 4, 2009 by Robert Akers & Arlene Akers

This instrument was acknowledged before me on

by

as

of



S Howard
Notary Public for Oregon

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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