

UTC 1396-9874

2010-000227

Klamath County, Oregon



00077689201000002270010013

01/07/2010 11:23:02 AM

Fee: \$37.00

After recording return to:

Robert A. Stewart

2618 Westgate

Klamath Falls, OR 97603

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

NO CHANGE

**STATUTORY
BARGAIN AND SALE DEED**

Robert A. Stewart and Marilyn J. Stewart, as tenants by the entirety, Grantor, conveys to Klamath Cascade Group LLC, an Oregon limited liability company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lots 1 and 2, Block 2, TRACT NO. 1249, Re-subdivision of Lot 4, Block 1 Washburn Park, Tract 1080, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, 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.

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030).

Dated this January 7, 2010.

Robert A. Stewart

Marilyn J. Stewart

STATE OF OREGON } ss
County of KLAMATH

This instrument was acknowledged before me on January 7, 2010
by Robert A. Stewart and Marilyn J. Stewart

Notary Public for Oregon



My commission expires 11/20/2011

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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