

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Donald Ambers JR

2010-000679

Klamath County, Oregon

Grantor's Name and Address

Donald Ambers JR



00078204201000006790020026

Grantee's Name and Address

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

Donald Ambers JR  
3018 Summer Ln.  
Klamath Falls, Or 97603

SPACE RE: 01/20/2010 11:18:32 AM

Fee: \$42.00

FOR: \_\_\_\_\_, Recorder of said County.

RECORDER'S USE

Witness my hand and seal of County affixed.

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

same as above

NAME

TITLE

By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Donald Ambers JR and Janet Ambers

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald Ambers JR and Janet Ambers husband + wife, and Pamela McCollough 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:

Please see ATTACHED exhibit "A"

\*\* All with rights of survivorship

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.

(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 \$ \_\_\_\_\_. 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. Sec 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 1-19-10; 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 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Jan 19, 2010 by Donald Ambers Jr. and Janet Ambers

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Donald Ambers JR

Janet Ambers

Klamath

Notary Public for Oregon

My commission expires 11-18-11

42amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89° 40' West a distance of 30 feet and North 1 degree 12' West along said right of way line of Summers Lane a distance of 1153.40 feet from an iron pin in the center of Summers Lane that marks the Southeast Corner of the NE1/4 of the NE1/4 of said Section 10; running thence continuing North 1° 12' West along said right of way line a distance of 72.5 feet to an iron pin; thence South 89° 40' West a distance of 240 feet to a point; thence South 1 degree 12' East a distance of 72.5 feet to a point; thence North 89° 40' East a distance of 240 feet to the point of beginning.