

EOB

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



Michael Wiksten
19754 Arntz Ct.
Bend, OR 97702

Grantor's Name and Address

Michael Wiksten
19754 Arntz Ct.
Bend, OR 97702

Grantee's Name and Address

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

Michael Wiksten
19754 Arntz Ct.
Bend, OR 97702

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

Michael Wiksten
19754 Arntz Ct.
Bend, OR 97702

2010-001725

Klamath County, Oregon



00079358201000017250010011

SPACE RES
FOR
RECORDED

02/01/2010 03:32:02 PM

Fee: \$37.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wiksten And Blackman Properties LLC, limited liability company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wiksten Properties LLC, limited liability company, 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:

The Southeastery 114 feet of Lot 1 of Block 13 and Northeastery 5 feet of the Southeastery 114 feet of Lot 2 of Block 13, in ORIGINAL TOWN OF LINKVILLE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 \$ Change vesting. 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 February 1, 2010; 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.

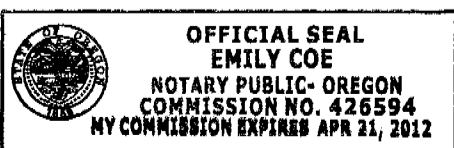
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Wiksten and Blackman Properties LLC
Tracy Spellican - member
Michael Wiksten - member

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Feb. 1st, 2010 by Tracy Jane Blackman Michael David Wiksten

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Emily Coe
Notary Public for Oregon
My commission expires April 21, 2012

37 Arnt