

2010-002098

Klamath County, Oregon



00079805201000020980020028

02/09/2010 02:29:21 PM

Fee: \$42.00

After recording return to:
Melvin D. Ferguson, Esq.
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Bonnie L. Meeker
4868 Tony Court
Klamath Falls, Oregon 97603

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BARGAIN AND SALE DEED

Dianne Lynn Shadduck, Grantor, does hereby grant, bargain, sell and convey to Bonnie L. Meeker, Grantee, her interest in that certain real property, situated in the County of Klamath, State of Oregon, described as follows:

Lot 7, Block 7, TRACT 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

commonly known as 4714 Sturdivant Avenue, Klamath Falls, Oregon.

Tax Account #3909-011CD-12100-000

Key #R556197

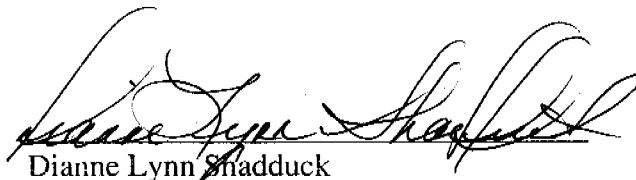
There is no true consideration for this conveyance. It is done for estate planning purposes.

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.

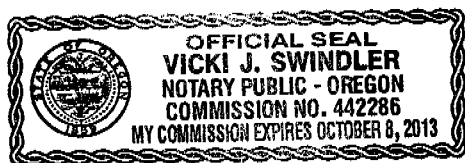
Dated this 15 day of January, 2010.

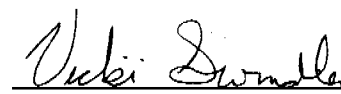
GRANTOR


Dianne Lynn Shadduck

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Dianne Lynn Shadduck and acknowledged the foregoing instrument to be her voluntary act. Before me this 15th day of January, 2010.




Notary Public for Oregon
My commission expires: 10-8-2013