

WTC 87045-KR

THIS SPACE RE

2010-002383

Klamath County, Oregon

## Grantor's Name and Address

Todd J. Schroeder  
29845 F Street  
Klamath Falls, OR 97601

## Grantee's Name and Address

After recording return to:

Todd J. Schroeder  
29845 F Street  
Klamath Falls, OR 97601

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

Todd J. Schroeder  
29845 F Street  
Klamath Falls, OR 97601



00080136201000023830020022

02/17/2010 03:17:23 PM

Fee: \$42.00

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That Kelsi L. Schroeder, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Todd J. Schroeder and Vicki L. Schroeder, 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 anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

The West 1/2 of Lot 42, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$1.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

429mt

In Witness Whereof, the grantor has executed this instrument this 12 day of February, 2010; if a corporate grantor, 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.

Kelsi L. Schroeder  
Kelsi L. Schroeder

State of Washington

County of SPOKANE

This instrument was acknowledged before me on FEBRUARY 12, 2010 by Kelsi L. Schroeder.

Stephen Caldwell

(Notary Public for Washington)

My commission expires APRIL 6, 2011

