5417732084

2010-002661 Klamath County, Oregon



02/25/2010 02:48:53 PM

Fee: \$42.00

## BARGAIN AND SALE DEED

**Grantor Name and Address: Grantee Name and Address:** John P. Overton Verda Fave Overton 3363 Tahitian Avenue 3363 Tahitian Avenue Medford, Oregon Medford, Oregon Until a Change is Requested After Recording Return To: send all tax statements to: Verda Fave Overton STARK AND HAMMACK, P.C. 3363 Tahitian Avenue 201 West Main Street, Suite 1B Medford, Oregon Medford, OR 97501

KNOW ALL MEN BY THESE PRESENTS that the undersigned, John P. Overton, as Grantor, hereby convey and set over unto, Verda Faye Overton, Grantee, all his right, title and interest in the real property located in Klamath County Oregon described on Exhibit "A", which is attached hereto and by this reference incorporated herein. Commonly known as 22505 Malin Cemetery Road, Malin, Oregon 97632.

The true and actual consideration paid for this transfer, in terms of dollars is \$0.00. However, the actual consideration consists of promises made which are the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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.

IN WITNESS WHEREOF, the grantor(s) have executed this instrument this 25th day of

John P. Overton

STATE OF OREGON

)ss.

OFFICIAL SEAL
LISA KESSLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 415234
MY COMMISSION EXPIRES MAR. 13, 201

County of Jackson

,00.

This instrument was acknowledged before me this 25<sup>th</sup> day of February, 2010, by **John P. Overton**, and he acknowledged the above instrument to be his voluntary act and deed.

Notary Public for Oregon

Commission expires Mar. B, 2011

Bargain and Sale Deed - Page 1

MULLANIX,husbandandw	PRESENTS, That PAUL W. MULLANIX and BYRDINE M. Wife,	
rantor paid by JOHN P. OVE	ERTON and VERDA FAYE OVERTON, husband and	
ain real property, with the tenements,	vey unto the said grantee and grantee's heirs, successors and assigns, that is, hereditaments and appurtenances thereunto belonging or appertaining, sitaments and State of Oregon, described as follows, to-wit:	
in Volume 49, page 171.	Township 41 South, Range 12 East of the ess portions described in deeds recorded, Volume 64, page 205, and Volume 174 cords of Klamath County, Oregon	
or is lawfully seized in fee simple of	s to and with said grantee and grantee's heirs, successors and assigns, that if the above granted premises, free from all encumbrances except Klamath Project, Malin Irrigation District ation District.	
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