

**2010-002661**

**Klamath County, Oregon**



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02/25/2010 02:48:53 PM

**Fee: \$42.00**


## BARGAIN AND SALE DEED

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

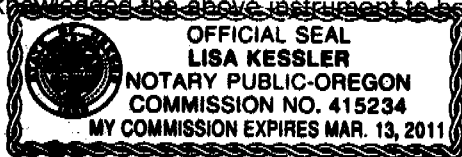
The true and actual consideration paid for this transfer, in terms of dollars is \$0.00. However, the actual consideration consists of promises made which are the whole consideration.

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 25<sup>th</sup> day of February, 2010. 

STATE OF OREGON )  
County of Klamath ) ss.  
Jackson )

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.



Lisa Kessler  
Notary Public for Oregon  
Commission expires Mar. 13, 2011

1967/80

KNOW ALL MEN BY THESE PRESENTS, That PAUL W. MULLANIX and BYRDINE M. MULLANIX, husband and wife,  
hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by JOHN P. OVERTON and VERDA FAYE OVERTON, husband and wife

hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 41 South, Range 12 East of the  
Willamette Meridian, less portions described in deeds recorded  
in Volume 49, page 171, Volume 64, page 205, and Volume 174  
page 427 of the Deed Records of Klamath County, Oregon

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except  
the encumbrances under Klamath Project, Malin Irrigation District  
and Klamath Basin Irrigation District.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$37,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).<sup>®</sup>

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 30th day of December, 1970

STATE OF OREGON, County of Klamath ) ss. December 30th, 1970  
Personally appeared the above named Paul W. Mullanix and Byrdine Mullanix  
husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me Shirley D. Buckner  
Notary Public for Oregon  
My commission expires 11/25/72

NOTE—The sentence between the symbols ®, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

John P. Overton  
Star Route 82  
Malin, Oregon

(DON'T USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
31st day of December, 1970,  
at 11:45 o'clock AM, and recorded  
in book M70 on page 11498.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
County Clerk Title.  
By Cynthia A. [Signature] Deputy

DEC 31 11 16 AM '70