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



Aaron + michelle Hicks  
 275 N. Broadway #608  
 Coos Bay, OR 97420  
 Roy L. Prather  
 24780 Dale Rd  
 Corning, Ca 96021

Grantor's Name and Address

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

Roy L. Prather  
 24780 Dale Rd  
 Corning, Ca 96021

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

Roy L. Prather  
 24780 Dale Rd.  
 Corning, Ca 96021

SPACE RE  
FO  
RECORDE

STATE OF OREGON,

2010-002739

Klamath County, Oregon



00080589201000027390030034

03/01/2010 09:49:46 AM

Fee: \$47.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Aaron + michelle Hicks

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Roy Prather

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:

Lot 2, Block 11, Ferguson mountain  
 Pines. 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 \$ 2000. 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 2/9/10; 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.

Aaron K. Hicks

michelle R. Hicks

STATE OF OREGON, County of Tehama ss.

This instrument was acknowledged before me on February 9, 2010

by Rebecca Rolson

This instrument was acknowledged before me on

by

as

of

Notary Public for CALIFORNIA

My commission expires June 13, 2010

EA

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



05 APR 21 PM 2:52

THEODORE C. & ELENORA M. HENDERSON  
460 TERRACE LN  
SUTHERLIN, OR

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AARON & MICHELLE HICKS  
275 N. BROADWAY, #608  
COOS BAY, OR 97420

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

AARON & MICHELLE HICKS  
275 N. BROADWAY, #608  
COOS BAY, OR 97420

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

AARON & MICHELLE HICKS  
275 N. BROADWAY, #608  
COOS BAY, OR 97420

State of Oregon, County of Klamath

Recorded 04/21/2005 2:52 p.m.

Vol M05 Pg 28143

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that THEODORE C. & ELENORA M. HENDERSONhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by AARON & MICHELLE HICKS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

LOT 2, BLOCK 11, FERGUSON MOUNTAIN PINES

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful 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 \$ 3995.00. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>①</sup> and <sup>②</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on MARCH 16, 2004; 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Theodore C. Henderson  
Elenora M. Henderson

STATE OF OREGON, County of Douglas

This instrument was acknowledged before me on April 13, 2005  
by Nicole Freeman



Nicole Freeman  
Notary Public for Oregon  
My commission expires June 27, 2008

## ACKNOWLEDGMENT

State of California

County of Tehama

On 2/9/10 before me, REBECCA ROLSON, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Aaron Hicks and Michelle Hicks  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ they executed the same in  
~~his/her/their~~ their authorized capacity (ies), and that by ~~his/her/their~~ their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebecca Rolson (Seal)

