

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

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JOE MARTIN
4016 MACIE ST
KLAMATH FALLS, OR. 97603
Grantor's Name and Address

BARBARA S MARTIN
4422 HONAL
KLAMATH FALLS, OR. 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
BARBARA MARTIN
4422 HONAL
KLAMATH FALLS, OR. 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
BARBARA MARTIN
4422 HONAL ST
KLAMATH FALLS, OR. 97603

STATE OF OREGON,

} ss.

2010-002907

Klamath County, Oregon

SPAC

RECK



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03/04/2010 09:23:21 AM

Fee: \$37.00

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

JOSEPH S MARTIN

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

BARBARA S MARTIN

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:

A tract of land in the N 1/2 N 1/2 S 1/2 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 495.8 feet and South 89° 26' West a distance of 250 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: Continuing South 89° 26' West a distance of 80 feet to an iron pin; thence North 1° 14' West a distance of 144.5 feet to an iron pin; thence North 89° 26' East a distance of 80 feet to an iron pin; thence South 1° 14' East a distance of 144.5 feet, more or less, to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

(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 \$ _____ . 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 _____; 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 195.306 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 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on March 3, 2010 by Joseph JAMES MARTIN

This instrument was acknowledged before me on _____

by _____

as _____



Notary Public for Oregon

My commission expires March 13, 2010