

NTC 1396-9980

2010-003616

Klamath County, Oregon

After recording return to:

Beryl J. Erickson
820 Wocus Street
Klamath Falls, OR 97601



00081631201000036160010015

03/23/2010 03:12:07 PM

Fee: \$37.00

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

Beryl J. Erickson
820 Wocus Street
Klamath Falls, OR 97601

**STATUTORY
BARGAIN AND SALE DEED**

Beryl J. Erickson, Grantor, conveys to Beryl J. Erickson and Annette F. Byrne, not as tenants in common but with rights of survivorship, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Southwesterly 15 feet of Lot 2 and all of Lot 3 in Block 4, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

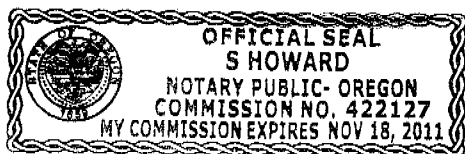
Dated this March 23, 2010.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Beryl J. Erickson
Beryl J. Erickson

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on March 23, 2010
by Beryl J. Erickson
This instrument was acknowledged before me on _____
by _____
as _____
of _____



S Howard
My commission expires 11-18-11 Notary Public for Oregon

37Amt