

UTC 85617-SH

RANDALL P. BANCROFT

THIS SF

2010-003782

Klamath County, Oregon



00081833201000037820020028

03/26/2010 03:49:25 PM

Fee: \$42.00

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

2019 Manzanita St.  
Klamath Falls, OR  
97601

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

Same

Escrow No. MT85617-SH

BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN A. KEY JR AND PATRICIA R. KEY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RANDALL P. BANCROFT, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 16 in Block 4 of TRACT 1000, SECOND ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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. 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.

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 **\$ to extinguish Memorandum of Option Agreement recorded in Volume M06 at page 11445, Microfilm Records of Klamath County, Oregon.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 this 14 day of July 2009; if a corporate grantor, 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.

John A. Key Jr

Patricia R. Key



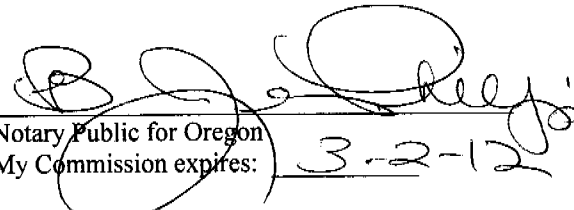
42amt

**NOTARY ACKNOWLEDGEMENT FOR BARGAIN AND SALE DEED – KEY TO BANCROFT**

State of Oregon  
County of **Klamath**

On this <sup>14</sup>~~10th~~ day of **July, 2009**, personally appeared before me the above named **John A. Key, Jr. and Patricia R. Key**, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal.

  
Notary Public for Oregon  
My Commission expires: 3-2-12

