

2010-004074

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601



00082193201000040740020021

04/05/2010 02:45:58 PM

Fee: \$42.00

GRANTORS' NAME AND ADDRESS:

Allan V. Santiago and
Nicole O. Santiago, nka
Nicole C. O'Hair
c/o Nicole C. O'Hair
1891 Euclid Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Nicole C. O'Hair
1891 Euclid Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Nicole C. O'Hair
1891 Euclid Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

ALLAN V. SANTIAGO and NICOLE O. SANTIAGO, now known as **NICOLE C. O'HAIR**, hereinafter referred to as grantor, conveys to **NICOLE C. O'HAIR**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 88-06, a Replat of Parcels 1 and 2 of "Land Partition No. 19-00," situated in the NE¼ and SE¼ of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This Bargain and Sale Deed is given by grantors to grantee pursuant to the terms of a Stipulated General Judgment of Dissolution of Marriage entered in a dissolution of marriage proceeding prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0904800CV.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of April, 2010.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Allan V. Santiago
Allan V. Santiago

Nicole O. Santiago, now known as

Nicole C. O'Hair

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9th day of April, 2010, by Allan V. Santiago.



Karen Chesney
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-2-10

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of _____, 2010, by Nicole O. Santiago, now known as Nicole C. O'Hair.

NOTARY PUBLIC FOR OREGON
My Commission expires: