



00082262201000041350020026

04/06/2010 11:55:59 AM

Fee: \$42.00

BARGAIN AND SALE DEED

STEVEN P. HANLIN and CAROLYN HANLIN (Grantors), do so grant, sell, release and transfer to STEVEN JENSEN (Grantee) all right, title and interest in and to the real property located in Klamath County Oregon, described as follows:

Lot 6 and 7, Block 4, Fox Hollow, according the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon (address: 28315 Spruce Avenue, Klamath Falls, OR 97601).

The true consideration for this conveyance is in fulfillment of a Buy-Sell Agreement and other good and valuable consideration.

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.

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

Steve Jensen
7 Falling Leaf Lane
Eagle Point, OR 97524

After recording return to:

Steve Jensen
7 Falling Leaf Lane
Eagle Point, OR 97524

RECORDED & INDEXED

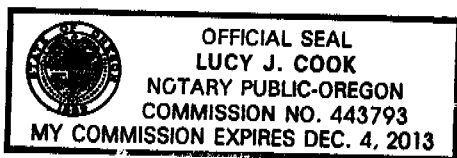
42

DATED this 1st day of ~~March~~ ^{April}, 2010.

Carolyn Hanlin
Carolyn Hanlin

STATE OF OREGON)
) ss.
County of Jackson)

On this 1st day of ~~March~~ ^{April}, 2010, personally appeared the above-named and identified Carolyn Hanlin and acknowledged the foregoing to be her voluntary act and deed.

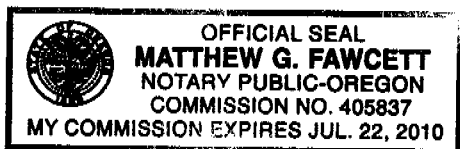


Lucy Cook
Notary Public
My Commission Expires: Dec 4, 2013

Steven P. Hanlin
Steven P. Hanlin

STATE OF OREGON)
) ss.
County of Jackson)

On this 29 day of March, 2010, personally appeared the above-named and identified Steven P. Hanlin and acknowledged the foregoing to be his voluntary act and deed.



Matthew G. Fawcett
Notary Public
My Commission Expires: _____