

BE NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Cornatzer

2010-004356
Klamath County, Oregon



00082503201000043560020027

Grantor's Name and Address

Wilwerding

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Betty Wilwerding
2354 Homedale Road
Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RE
FOP
RECORDE

04/09/2010 11:31:25 AM

Fee: \$42.00

BARGAIN AND SALE DEED
LOWELL CORNATZER

KNOW ALL BY THESE PRESENTS that

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

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:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

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.

(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 \$ 1.00. 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 April 9, 2010; 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 195.336 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.

Lowell K Cornatzer

Lowell Cornatzer

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 9, 2010

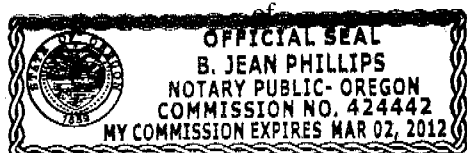
by Lowell Cornatzer

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 3-2-12

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Block 18 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

That portion of Lot 86 more particularly described as follows:

Beginning at the Northwest corner of Lot 10, said point being the true point of beginning; thence South $28^{\circ}32'10''$ East 640 feet; thence South $61^{\circ}27'50''$ West 260 feet, more or less to the Southeast corner of Lot 68; thence North $35^{\circ}55'48''$ West 270.73 feet; thence North $43^{\circ}04'09''$ West 469.03 feet; thence in a Northeasterly direction 415 feet, more or less to the true point of beginning.

PARCEL 2:

Lots 9 and 10, Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.