

2010-004693

Klamath County, Oregon



00082891201000046930020023

04/19/2010 02:58:19 PM

Fee: \$42.00

After recording return to:

MELVIN D. FERGUSON

Attorney at Law

514 Walnut Avenue

Klamath Falls, Oregon 97601

Send tax statements to:

Jacob W. Cunningham

3017 Hammer Street

Klamath Falls OR 97603

BARGAIN AND SALE DEED

Ronald W. Roach and Angela L. Lyon, co-conservators for Jacob W. Cunningham under Klamath County Circuit Court case number 0502725CV, Grantor, pursuant to an Order issued by said court on January 6, 2010, conveys to Jacob W. Cunningham, Grantee, the following described real property:

A parcel of land situated in Section 8 of Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the section corner common to Sections 8, 9, 16 and 17, and running thence South 89°57' West along the section line between Sections 8 and 17 1799.70 to the Southwest corner of the E½ SW¼ SE¼ of Section 8, thence North 0° 33' East to the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence Southeasterly along said highway right of way to the East line of Section 8; thence Southerly along said Section line to the point of beginning.

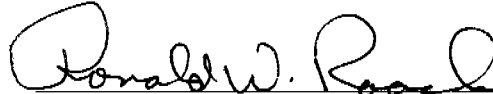
County tax account no: 3910-800-2300; 3910-800-2500; 3910-800-2600; 3910-800-2800


There is no true and actual consideration for this conveyance. It is made pursuant to court order as the protected person has reached the age of majority.

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.

Dated this 14th day of April, 2010.

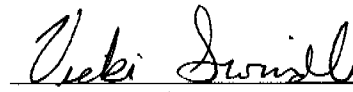

Ronald W. Roach, Co-Conservator


Angela L. Lyons, Co-Conservator

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Ronald W. Roach, co-conservator, and acknowledged the foregoing instrument to be his voluntary act. Before me this 19 day of April, 2010.





Notary Public for Oregon
My commission expires: 10-8-2013

STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared the above-named Angela L. Lyons, co-conservator, and acknowledged the foregoing instrument to be her voluntary act. Before me this 14 day of April, 2010.




Notary Public for Oregon
My commission expires: 1-15-11