

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

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EOB

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claudew.  
~~Fred~~ Garrison

STATE OF OREGON,  
 County of Klamath } ss.

2010-005239

Klamath County, Oregon



00083512201000052390020021

05/04/2010 09:33:42 AM

Fee: \$62.00

By \_\_\_\_\_, Deputy.

1968 Church St  
 Costa Mesa, CA 92627  
 Chuck Hovey  
 117 Lido Park Dr #A  
 Newport Beach, CA 92663  
 117 Lido Park Dr #A  
 Newport Beach, CA 92663

SPACE  
 RECOR

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

KNOW ALL BY THESE PRESENTS that BARGAIN AND SALE DEED Claude (Fred) W. Garrison

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Chuck Hovey 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:

SECTION 21: TOWNSHIP 36 SOUTH RANGE 10 EAST, W.M.  
 SOUTH 1/2 OF SOUTH WEST 1/4 OF NORTH EAST 1/4 OF SOUTH WEST 1/4 (5 ACRES) and SOUTH EAST 1/4 OF NORTH EAST 1/4 OF SOUTH WEST 1/4 (10 ACRES) SECTION 21

LOT 900 OFF BLISS ROAD SPRAGUE RIVER  
 OR. 97639

(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 \$ 0-00.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of 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 04/27/10; 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. 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.

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_

Notary Public for Oregon  
 My commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

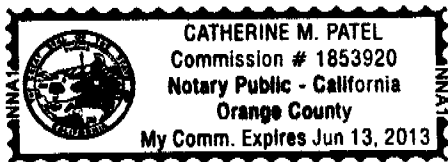
State of California

County of ORANGE

On APRIL 7, 2010 before me, CATHERINE M. PATEL Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared CLAUDE WELLAND GARRISON  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Catherine M. Patel  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: BARGAIN AND SALES DEED

Document Date: APRIL 7, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☒ Individual ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: self Signer Is Representing: \_\_\_\_\_