

NJC 87279

2010-005249

Klamath County, Oregon



00083523201000052490010010

05/04/2010 11:32:43 AM

Fee: \$37.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
James T. Shugrue

GRANTEE'S NAME:
Jennifer C. Chambers

SEND TAX STATEMENTS TO:
Jennifer C. Chambers
6803 Happy Hollow Lane
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Jennifer C. Chambers
6809 Happy Hollow Lane
Bonanza, OR 97623

Escrow No: 20100003849-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

James T. Shugrue, Grantor, conveys to

Jennifer C. Chambers, Grantee, the following described real property, situated in the County of Klamath, State of Oregon.

The NE 1/4 SW 1/4 SW 1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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.

The true consideration for this conveyance is \$zero/to correct vesting. (See ORS 93.030).

Dated: April 29, 2010

James T. Shugrue

State of OREGON
COUNTY of Klamath

This instrument was acknowledged before me on April 29, 2010
by James T. Shugrue

Kristi L. Redd, Notary Public - State of Oregon
My commission expires:



37amt