

2010-005458

Klamath County, Oregon



00083764201000054580020022

05/07/2010 03:43:06 PM

Fee: \$42.00

After recording, please send to:
Melinda M. Brown
Law Office of Melinda M. Brown
419 Main Street
Klamath Falls, OR. 97601

Send Tax Statements to:
Amanda Coons
C/O Mac McGiffin
15605 Johnson Rd.
Red Bluff, CA. 96080

Bargain and Sale Deed

Brandon Coons and Amanda Coons, husband and wife, hereinafter referred to as grantors, convey to **Amanda McGiffin**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to wit:

PARCEL 1:

THE EAST 100 FEET OF LOTS 1 AND 2 AND THE EAST 100 FEET OF THE NORHT 30 FEET OF LOT 3, ALL IN BLOCK 8, BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

THE WESTERLY 50 FEET OF LOTS 9 AND 10, BLOCK 5, BONANZA ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This Bargain and Sale Deed is given by grantors pursuant to the terms of a stipulated general judgment of dissolution of marriage agreement of the parties in a dissolution of marriage proceeding prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 09-04684CV, whereby grantee is awarded the hereinabove-described real property.


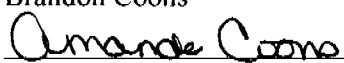
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

BARGAIN AND SALE DEED

Page 1 of 2

IN WITNESS WHEREOF, the grantor has executed this instrument this ____ day of April, 2010.

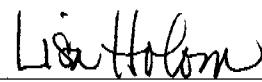
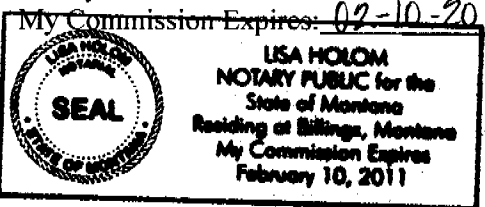
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.


Brandon Coons

Amanda Coons

STATE OF MONTANA)
) ss.
County of YELLOWSTONE)

The above-mentioned person Brandon Coons appeared before me and acknowledged that he executed the above instrument.


Subscribed and sworn to before me this 12th day of April, 2010.

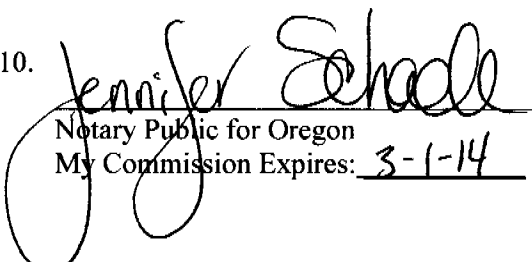

Notary Public for Montana
My Commission Expires: 02-10-2011


STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person Amanda McGiffin appeared before me and acknowledged that she executed the above instrument.

Subscribed and sworn to before me this 27th day of April, 2010.


OFFICIAL SEAL
JENNIFER J SCHADE
NOTARY PUBLIC - OREGON
COMMISSION NO. 447063
MY COMMISSION EXPIRES MARCH 01, 2014


Notary Public for Oregon
My Commission Expires: 3-1-14