

2010-005787

Klamath County, Oregon



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05/12/2010 03:14:44 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Grantor: Joanne Roberts
36711 Modoc Point Road
Chiloquin, OR 97624

Grantee: Marsha L. Eccles, as Conservator/Guardian
for A. Carlton Roberts
PO Box T
Klamath Falls, OR 97601

After recording, return to
Barbara M. Dilaconi
Boivin, Uerlings & Dilaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

Send tax statements to:
Marsha L. Eccles, as Conservator/Guardian
for A. Carlton Roberts
PO Box T
Klamath Falls, OR 97601

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Joanne Roberts**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Marsha L. Eccles, as Conservator/Guardian for A. Carlton Roberts**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half (1/2) interest in real property located at 39340 Chiloquin Ridge Road, Klamath County, Chiloquin, Oregon more particularly described as follows:

E1/2 W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian lying South of the Sprague River according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon Property Tax Id #R205085

To Have and to Hold the same unto the said 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. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

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.

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

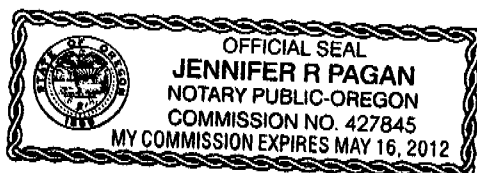
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the Grantor has executed this instrument this 11 day of May, 2010.

Joanne Roberts
Joanne Roberts

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on May 11, 2010 by Joanne Roberts.



Jennifer R. Pagan
Notary Public for Oregon
My Commission Expires: 5-16-12