

WHEN RECORDED RETURN TO:
Jason C. Broesder
312 South Ivy Street
Medford, Oregon 97501

2010-005822
Klamath County, Oregon



05/13/2010 09:47:53 AM

Fee: \$37.00

SEND TAX STATEMENTS TO:
Sue Simmons
3635 Seutter Place
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED

Sue Simmons, pursuant to that Limited Judgment of the Jackson County Circuit Court dated January 20th, 2010, Grantor, conveys any and all interest Dale Lloyd Simmons has in the property to Sue Simmons, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Lot 15, Block 4, Tract No. 1153, Second Addition to Pine Grove Ponderosa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

There is no cash consideration for this transfer.

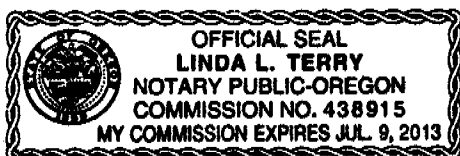
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, IN ALL ZONES. 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 7 day of ~~January~~^{May}, 2010.

Sue Simmons
Sue Simmons, Grantor

STATE OF OREGON)
County of Klamath) ss.

On this 7 day of ~~January~~^{May}, 2010, personally appeared Sue Simmons, before me and acknowledged the foregoing instrument to be his voluntary act and deed.



Linda L. Terry
Notary Public for Oregon

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