

2010-005959

Klamath County, Oregon



00084313201000059590030030

THIS SPACE

05/14/2010 02:48:25 PM

Fee: \$47.00



After recording return to:  
Tom & Patsy Smith  
2434 Applegate Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
SAME AS ABOVE

File No.: ()  
Date: May 05, 2010

*Courtesy*

### STATUTORY BARGAIN AND SALE DEED

**Gloria June Valentine, Trustee, G. Valentine 2002 Separate Property Trust as to an undivided fifty percent (50%) interest, and Patsy Sue Smith as to an undivided fifty percent (50%) interest.** , Grantor, conveys to **Tom L. Smith and Patsy S. Smith, as tenants by the entirety,** Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 713 in Block 129 of MILLS ADDITION to the City of Klamath Falls, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$44,500.00.** (Here comply with requirements of ORS 93.030)

APN:

Bargain and Sale Deed  
- continued

File No.: **7021-SarahW (SAC)**  
Date: **05/05/2010**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 5 day of May, 20 10.

Gloria June Valentine  
Gloria June Valentine, Trustee

Patsy Sue Smith  
Patsy Sue Smith

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 5 day of May, 20 10  
by **Patsy S. Smith**.



Sarah Kness

Notary Public for Oregon

My commission expires: 10/16/2010

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )  
COUNTY OF Stanislaus )SS

File No: ( )

APN No:

On May 10, 2010 before me, Lisa Roberts, Notary Public, personally appeared

Stephanie Valentine

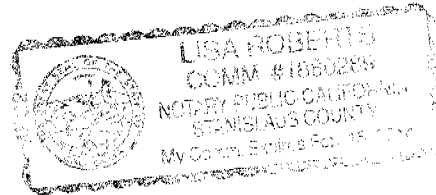
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Lisa Roberts



This area for official notarial seal.

## OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S)  
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: Statutory Bargain & Sale Deed  
NUMBER OF PAGES 3 DATE OF DOCUMENT 5/10/10

SIGNER(S) OTHER THAN NAMED ABOVE