

2010-006464

Klamath County, Oregon



00084911201000064640030036

05/28/2010 09:53:37 AM

Fee: \$47.00

After Recording Return to:  
James A. Nye and Diane F. N. Nye  
1110 N. Evergreen  
Stayton, OR 97383

Until a Change is Requested, all  
Tax Statements shall be sent to  
the following address:  
James A. Nye and Diane F. N. Nye  
1110 N. Evergreen  
Stayton, OR 97383

### BARGAIN AND SALE DEED

Bradford L. Foote and Mary E. Foote, husband and wife, Grantor, conveys to James A. Nye and Diane F. N. Nye, husband and wife, Grantee, their undivided one-half interest in the following described real property free of liens and encumbrances except as specifically set forth herein and those of record:

Attached hereto as Exhibit A and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$20,000.00.

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. 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.

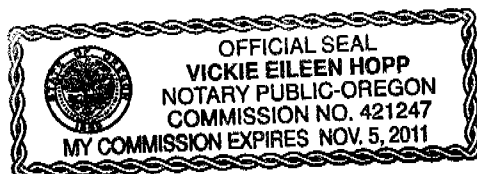
DATED this 13 day of May, 2010.

Bradford L. Foote  
BRADFORD L. FOOTE

Mary E. Foote  
MARY E. FOOTE

STATE OF OREGON )  
County of Deschutes )ss.

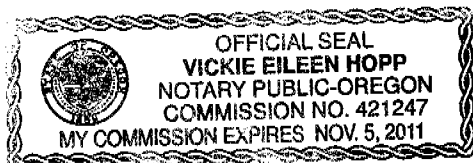
This instrument was acknowledged before me on May 13, 2010, by  
Bradford L. Foote.



Vickie Eileen Hopp  
Notary Public for Oregon

STATE OF OREGON )  
County of Deschutes )ss.

This instrument was acknowledged before me on May 13, 2010, by  
Mary E. Foote.



Vickie Eileen Hopp  
Notary Public for Oregon

**PARCEL 1:**

**THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ALSO KNOWN AS THE NORTH HALF OF GOVERNMENT LOT 2 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TL 400**

**PARCEL 2:**

**THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TL 300**

**PARCEL 3:**

**THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TL 401**

**PARCEL 4:**

**THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TL 500**

**Subject to:**

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

*Exhibit A*  
*Page 1 of 1*