

NN

2010-006879

Klamath County, Oregon



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06/07/2010 10:17:46 AM

Fee: \$37.00

SPACE RESE/  
FOR  
RECORDER'S

Klamath Country Partnership  
c/o Fred VEiga Mgmt  
74390 Country Club Dr. #60  
Palm Desert, Ca. 92260  
Ms. Colleen Charrette  
38260 Dorn Rd.  
Cathedral City, Ca. 92234  
Ms. Coleen Charrette  
38260 Dorn Rd.  
Cathedral City, Ca. 92234  
Ms. Colleen Charrette  
38260 Dorn Rd.  
Cathedral City Ca. 92234

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Klamath Country Partnership

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Colleen A. Charrette, Trustee of The Colleen A. Charrette Living Trust, 3-14-2009, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 9, Block 6, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

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. 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, which, in farm or forest zones, may not authorize construction or sitting of a residence and which limit lawsuits against farming or forest practices as defined in ORS 30.930 in all zones. 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 existence of fire protection for structures.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which consideration). (The crosses between the symbols if not applicable should be deleted. See ORS 92.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on May 5, 2010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carol J. Hope, Trustee

STATE OF ~~OR~~ *California*, County of *Riverside*

This instrument was acknowledged before me on May 19 2010

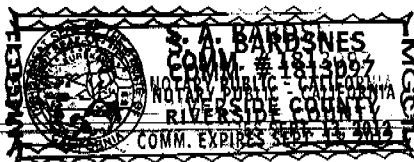
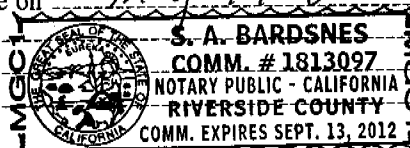
by *Carol J. Hope, Trustee*

This instrument was acknowledged before me on May 19 2010

by *Shirley Bardsnes*

as

of

Notary Public for *California*My commission expires *Sept 13 2012*