

2010-007636

Klamath County, Oregon



00086292201000076360020025

06/23/2010 03:25:49 PM

Fee: \$42.00



After recording return to:
Matthew Andrews and Julie Geaney
3017 Hammer Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Matthew Andrews and Julie Geaney
Same as above

File No.: 7021-1314755 (SAC)
Date: June 23, 2010

1st 1314755

STATUTORY BARGAIN AND SALE DEED

Julie Ann Geaney, Grantor, conveys to **Matthew Paul Andrews and Julie Ann Geaney**, Grantee,
the following described real property:

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

**LOT 24, TRACT 1315-WOODWORTH PARK, 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 **\$convey title**. (Here comply with requirements of ORS 93.030)

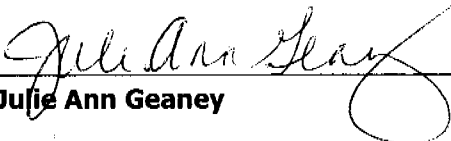
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

APN: R891689

Bargain and Sale Deed
- continued

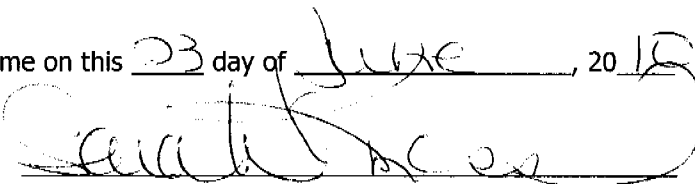
File No.: 7021-1314755 (SAC)
Date: 06/23/2010

Dated this 23 day of June, 2010.


Julie Ann Geaney

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of June, 2010
by **Julie Ann Geaney**.





Notary Public for Oregon
My commission expires: 10/16/2010