

2010-007802

Klamath County, Oregon



00086502201000078020020029

06/29/2010 08:55:12 AM

Fee: \$42.00

Grantors' Names and Address:

Richard A. Hickam and E. Diane Hickam
972 McKenzie Crest Drive
Springfield, Oregon 97477

Grantee's Name and Address:

E. Diane Hickam
972 McKenzie Crest Drive
Springfield, Oregon 97477

AFTER RECORDING, RETURN TO:

Laura A. Parrish, Parrish and McIntyre, LLC,
777 High Street, Suite 102, Eugene, OR 97401

SEND TAX STATEMENTS TO:

E. Diane Hickam
972 McKenzie Crest Drive
Springfield, Oregon 97477

BARGAIN AND SALE DEED

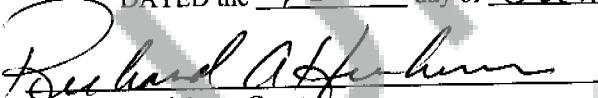
FOR VALUE RECEIVED, Richard A. Hickam and E. Diane Hickam, as Tenants by the Entirety, Grantors, convey to E. Diane Hickam, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Said legal description is attached hereto as Exhibit 1.

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

The true consideration for this conveyance is: None (\$0.00). This transfer is made in accordance with a General Judgment (Dissolution of Marriage) entered in Lane County Circuit Court Case Number 15-09-17900 entitled, "In the Matter of the Marriage of Rich Hickam, Petitioner and Elizabeth Diane Hickam, Respondent."

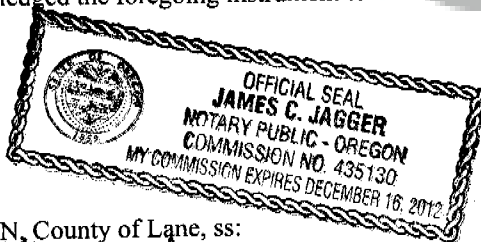
DATED the 15th day of June, 2010.

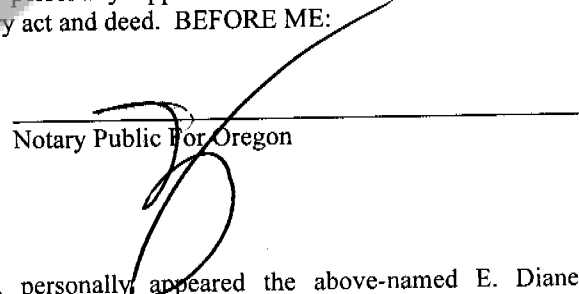

Richard A. Hickam, Grantor


E. Diane Hickam, Grantor

STATE OF OREGON, County of Lane, ss:

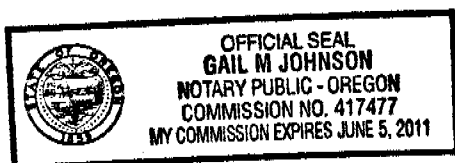
On this 15 day of June, 2010, personally appeared the above-named Richard A. Hickam, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed. BEFORE ME:




Notary Public For Oregon

STATE OF OREGON, County of Lane, ss:

On this 24th day of June, 2010, personally appeared the above-named E. Diane Hickam, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed. BEFORE ME:




Notary Public For Oregon

BARGAIN AND SALE DEED, PAGE 1 OF 1

EXHIBIT 1

Lot 13, Block 6, TRACT 1119, LEISURE WOODS, UNIT 2,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 2407-007D0-04300

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

1) An easement created by instrument, subject to the terms and provisions
thereof, recorded July 24, 1973 in Volume M73, Page 9530, Microfilm
Records, of Klamath County, Oregon; 2) Covenants, conditions and
restrictions as shown on the recorded plat of Tract No. 1119 - Leisure
Woods, Unit 2; 3) Declaration of Covenants, Conditions and Restrictions
for Tract 1119, Leisure Woods, Unit 2, including the terms and provisions
thereof, recorded January 2, 1990 in Volume M90, Page 30, Microfilm
Records, and modified by instrument recorded November 10, 1992, in Volume
M90, Page 26591, Microfilm Records; 4) Declaration of Covenants,
Conditions and Restrictions, improved by instrument, including the terms
and provisions thereof, recorded October 1, 1998 in Volume M98, Page
36239, Microfilm Records, as modified or amended by instrument recorded
October 9, 1998, in Volume M98, Page 37231, Microfilm Records.
Restrictions, imposed by instrument, including the terms and provisions
thereof, recorded October 1, 1998 in Volume M98, Page 36239, Deed
Records, as modified or amended by instrument recorded October 9, 1998,
in Volume M98, Page 37231, Microfilm Records..