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NO PART OF ANY STEVENS-NESS FORM MAY BE

2010-008286

Klamath County, Oregon



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07/09/2010 12:14:32 PM

Fee: \$37.00

AS

in

SPACE RESE
FOR
RECORDERS

PAMELA ANN LEHTO
4403 Denver Ave
Klamath Falls, Or 97603
Grantor's Name and Address

LARRY ONEAL Land
4403 Denver Ave
Klamath Falls, Or 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

PAMELA ANN Lehto
4403 DENVER AVE
Klamath Falls, Or 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PAMELA ANN Lehto
4403 DENVER AVE
Klamath Falls, Or 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

PAMELA ANN LEHTO

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PAMELA ANN LEHTO, LARRY ONEAL Land, with full Rights of Survivorship, 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:

LEGAL DESCRIPTION

A tract of land situate in the North half of Southwest quarter of Northwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89 degrees 44 1/2' West along the centerline of said roadway a distance of 676.9 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the section line 1662.5 feet, running thence North 89 degrees 44 1/2' East along the centerline of the above mentioned roadway a distance of 67.5 feet; thence North 0 degrees 7' West 331.95 feet, more or less to a point in the Northerly boundary of said North half of Southwest quarter of Northwest quarter of said Section 11; thence South 89 degrees 47' West along said boundary line 67.5 feet; thence South 0 degrees 7' East 332 feet, more or less, to the point of beginning.

(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 \$ 7-9-10. [Ⓞ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓞ] (The sentence between the symbols [Ⓞ], if not applicable, should be deleted. See ORS 93.030.)

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 7-9-10; 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.

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. 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 7-9-10, by Pamela Ann Lehto

This instrument was acknowledged before me on _____, by _____

as _____

of _____



Pauline Mullenbore
 Notary Public for Oregon
 My commission expires 11-13-11