

2010-008288

Klamath County, Oregon



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07/09/2010 12:23:03 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Gleta Wampler, Custodian  
P. O. Box 134  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Jason William Eisemann  
524 E. 4<sup>th</sup> Street  
Escondido, CA 92025

SEND TAX STATEMENTS TO:

Jason William Eisemann  
524 E. 4<sup>th</sup> Street  
Escondido, CA 92025

**BARGAIN AND SALE DEED**

**GLETA WAMPLER, AS CUSTODIAN FOR JASON WILLIAM EISEMANN UNDER THE OREGON UNIFORM TRANSFERS TO MINORS ACT**, hereinafter referred to as grantor, conveys to **JASON WILLIAM EISEMANN**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

LOT 12, BLOCK 2, Sprague River Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath county, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., the Grantee has reached the age of majority.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of July, 2010.

**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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY**

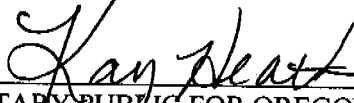
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 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.

  
Gleta Wampler, Custodian for  
Jason William Eisemann Under the  
Oregon Uniform Transfers to Minors Act

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8<sup>th</sup> day of July, 2010, by Gleta Wampler as Custodian for Jason William Eisemann Under the Oregon Uniform Transfers to Minors Act.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-10