

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Selena C. Davis

2010-009400

Klamath County, Oregon



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SPACE RE

08/09/2010 11:16:45 AM

Fee: \$42.00

FO

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Grantor's Name and Address
Charles B. Masten
3751 Vale Road
Klamath Falls, OR 97603

After recording, return to (Name, Address, Zip):
Charles B. Masten
3751 Vale Road
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Charles B. Masten
3751 Vale Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Selena C. Davis who acquired title as Selena C. Masten

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Charles B. Masten

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:

Please see exhibit A

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$_____ To clear title. 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 ^①, 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 August 6th, 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.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

by Selena C. Davis

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

42 AMT

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in the SE 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89°53'08" E. (N. 89°54' E. by recorded plat of Junction Acres) 1360.71 feet and N. 00°10'47" E. (N. 00°04' E. by said Junction Acres) 30.00 feet from the C 1/4 corner of said Section 7, as established by survey No. 759 as recorded in the office of the Klamath County Surveyor; thence N. 00°10'47" E., along said Easterly right of way line 227.00 feet; thence S. 89°49'13" E. 480.00 feet; thence S. 00°10'47" W., parallel with the Easterly right of way line, 227.00 feet; thence N. 89°49'13" W. 480.00 feet to the point of beginning.