

NTC 88092

2010-009983

Klamath County, Oregon



00089113201000099830010013

08/23/2010 11:25:14 AM

Fee: \$37.00

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

Sheryl M. Ford  
10438 Merlin Way  
Klamath Falls, OR 97601

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

Sheryl M. Ford  
10438 Merlin Way  
Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

**BARGAIN AND SALE DEED**  
**(Individual Grantor)**

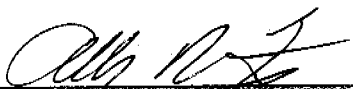
Allen R. Ford, Grantor, conveys to Sheryl M. Ford, Grantee, the following described real property: situated in Klamath County, State of Oregon, to-wit:

Lot 1079, Tract 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is \$0.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 6 day of AUGUST, 2010.

  
Allen R. Ford

STATE OF Maryland }  
County of St. Mary's } SS.

This instrument was acknowledged before me on this 6<sup>th</sup> day of August, 2010 by  
Allen R. Ford.

Before me:   
Notary Public for  
My commission expires: 10/28/13

37Amf