

2010-010269

Klamath County, Oregon



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08/30/2010 01:08:43 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Returned to Counter

Grantor Name and Address: Verda Faye Overton 3363 Tahitian Avenue Medford, Oregon	Grantee Name and Address: Jaymie Overton and Paula Overton, husband and wife 3363 Tahitian Avenue Medford, Oregon
Until a Change is Requested send all tax statements to: Jaymie Overton and Paula Overton, husband and wife 3363 Tahitian Avenue Medford, Oregon	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **Verda Faye Overton**, as Grantor, hereby convey and set over unto, **Jaymie Overton and Paula Overton, husband and wife**, Grantee, all her right, title and interest in the real property located in Klamath County Oregon described on Exhibit "A", which is attached hereto and by this reference incorporated herein. Commonly known as 22505 Malin Cemetery Road, Malin, Oregon 97632.

The true and actual consideration paid for this transfer, in terms of dollars is \$0.00. However, the actual consideration consists of promises made which are the whole consideration.

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.

IN WITNESS WHEREOF, the grantor(s) have executed this instrument this 13th day of August, 2010.

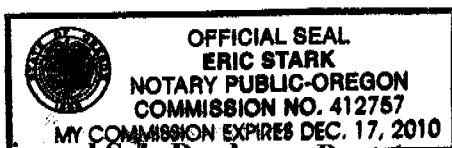
Verda Faye Overton

Verda Faye Overton

STATE OF OREGON
County of Jackson

) ss.

This instrument was acknowledged before me this 13th day of August, 2010, by **Verda Faye Overton**, and she acknowledged the above instrument to be her voluntary act and deed.



[Signature]
Notary Public for Oregon

KNOW ALL MEN BY THESE PRESENTS, That PAUL W. MULLANIX and BYRDINE M. MULLANIX, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN P. OVERTON and VERDA FAYE OVERTON, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 41 South, Range 12 East of the Willamette Meridian, less portions described in deeds recorded in Volume 49, page 171, Volume 64, page 205, and Volume 174 page 427 of the Deed Records of Klamath County, Oregon

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the encumbrances under Klamath Project, Malin Irrigation District and Klamath Basin Irrigation District.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$37,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 30th day of December, 1970

STATE OF OREGON, County of Klamath ss. December 30th, 1970. Personally appeared the above named Paul W. Mullanix and Byrdine Mullanix husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me Helen D. Buckner Notary Public for Oregon My commission expires 11/25/72

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

John P. Overton
State Route 82
Malin, Oregon

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

30

Fee \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of December, 1970, at 11:48'clock AM., and recorded in book M70 on page 11498. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title
By Cynthia [Signature] Deputy

10.41 acres