

BE

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



OSCAR AGUILAR  
2125 B RONDA GRANADA  
LAGUNA WOODS, CA. 92653

Grantor's Name and Address

Cecil R. & Mildred K. Sommers  
PO Box 99  
Beatty, OR. 97621

Grantee's Name and Address

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

Cecil R. & Mildred K. Sommers  
PO Box 99  
Beatty, OR. 97621

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

SAME AS ABOVE

2010-011394

Klamath County, Oregon

00090788201000113940020028

SPACE RE  
FC  
RECORD

09/27/2010 12:01:39 PM

Fee: \$42.00

2010-012422

Klamath County, Oregon



00091963201000124220020021

10/21/2010 10:08:40 AM

Fee: \$42.00

KNOW ALL BY THESE PRESENTS that

BARGAIN AND SALE DEED

OSCAR AGUILAR

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

Cecil R. Sommers &amp; Mildred K. Sommers HUSBAN &amp; WIFE

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:

Re recording to correct Legal Description  
ON Deed  
2010-011394

That portion of the Southwest 1/4 of the Southeast 1/4 lying West of the Pacific Northwest Bell Road in Section 24, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

*[Signature]*

9/14/10

That portion of the S1/4SE1/4 that lies West of the Pacific Northwest Bell Road in Section 24, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.  
SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.  
ENCLOSURE SUBJECT TO: Part of this property is within the boundaries

(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 \$ 10,000.00. ① 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. ② (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 \_\_\_\_\_; 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 California / Orange ss.

This instrument was acknowledged before me on 14<sup>th</sup> September 2010

by Soudabeh Mouzoon Lencek (Notary Public)

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

*[Signature]*  
Notary Public for Oregon California

My commission expires 6/6/2013

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

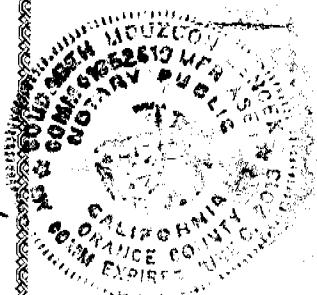
State of California

County of Orange

On 14<sup>th</sup> Sept. 2010 before me, Soudabeh Mouzoon Lencek (Notary Public)  
Date Here Insert Name and Title of the Officer

personally appeared Oscar Manuel Aguilar x x x  
Name(s) of Signer(s)

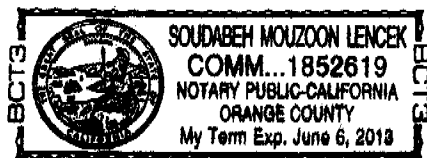
x x x x



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature: Soudabeh Lencek  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Bargain and Sale Deed.

Document Date: 9-14-2010 Number of Pages: 1pg

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Oscar Aguilar

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☒ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here



Signer Is Representing: \_\_\_\_\_

Oscar Aguilar

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer Is Representing: \_\_\_\_\_