

2010-013154

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Ratliff & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00092825201000131540020025

11/10/2010 03:56:05 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Eugene R. Ware and Frances R. Ware
P.O. Box 147
Beatty, OR 97621

GRANTEE'S NAME AND ADDRESS:

Eugene R. Ware and Frances R. Ware
P.O. Box 147
Beatty, OR 97621

SEND TAX STATEMENTS TO:

Eugene R. Ware and Frances R. Ware
P.O. Box 147
Beatty, OR 97621

BARGAIN AND SALE DEED

EUGENE R. WARE and FRANCES R. WARE, hereinafter referred to as grantor, convey to EUGENE R. WARE and FRANCES R. WARE, as Husband and Wife, Tenants by the Entirety, hereinafter referred to as grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4 in Block 71, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
2. Restrictions as contained in plat dedication, to wit:
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 22, 1968, in Volume M68, page 6636, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

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.


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Returned @ County

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of November, 2010; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

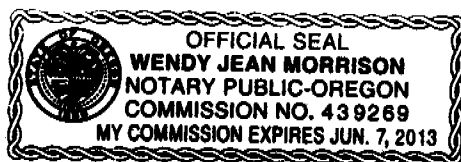
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 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.



Eugene R. Ware


Frances R. Ware

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of November, 2010, by Eugene R. Ware.





NOTARY PUBLIC FOR OREGON
My Commission expires: June 7, 2013

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of November, 2010, by Frances R. Ware.




NOTARY PUBLIC FOR OREGON
My Commission expires: June 7, 2013