

WTC 88864 SH

2010-013940

Klamath County, Oregon

THIS SPACE RE

PAUL A. SABESKY

20272 VALLEY BLVD.

TEHACHAPI, CA 93561

Grantor's Name and Address

BRENT HOSKINS

18263 WEITZ RD.

CALDWELL, ID 83607

Grantee's Name and Address



00093774201000139400020026

12/08/2010 11:27:12 AM

Fee: \$42.00

After recording return to:

BRENT HOSKINS

18263 WEITZ RD.

CALDWELL, ID 83607

Until a change is requested all tax statements
shall be sent to the following address:

BRENT HOSKINS

18263 WEITZ RD.

CALDWELL, ID 83607

Escrow No. MT88864-SH

BSD-EM r.012910

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That PAUL A. SABESKY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRENT HOSKINS, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

EXHIBIT "A" LEGAL DESCRIPTION

Lot 38, Block 18, and that portion of Lot 86, Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 38, said point being the true point of beginning; thence North 81°26'43" West 302.40 feet; thence in a Northerly direction 480 feet, more or less to the Southeast corner of Lot 62; thence South 56°53'50" East 240.67 feet to the Southeast corner of Lot 63; thence in an Easterly direction 600 feet more or less to the Northwest corner of Lot 22; thence in a Southwesterly direction 670 feet, more or less to the Northeast corner of Lot 38, said point being the true point of beginning.

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 **VESTING CORRECTION**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

42PWS

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 has executed this instrument this 19th day of DECEMBER, 2010; if a corporate grantor, 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.



PAUL A. SABESKY

STATE OF CALIFORNIA

COUNTY OF KERN ss.

On DECEMBER 19th, 2010 before me, SHIRLEY M. SCHLOESSER personally appeared PAUL A. SABESKY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) ~~is~~ subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(~~s~~), and that by signatures(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



