

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



Judith L. Sexton
4641 Cleveland Ave
Klamath Falls, OR - 97601

Grantor's Name and Address

David P. Sexton
1735 Kane St, Klamath Falls, OR 97603

Terr A Crowder
5138 Riverside Avenue

Grantee's Name and Address

Judith L. Sexton
4641 Cleveland Ave
Klamath Falls, OR - 97601

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

Judith L. Sexton
4641 Cleveland Avenue
Klamath Falls, OR - 97601

2011-000760

Klamath County, Oregon



00095682201100007600010011

01/21/2011 08:13:49 AM

Fee: \$37.00

SPACE RESERVATION

REC

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Judith L. Sexton

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Terr A Crowder and David P. Sexton 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:

Parcel 1: Lot 6 and the easterly 1/2 of Lot 5 in Block 9, Stewart Addition, situated in Klamath County, Oregon [known as 4641 Cleveland Avenue, Klamath Falls, TAX Lot # R-3909-007CB-01400.]

(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 \$ 1.00. 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. (The sentence between the symbols ®, 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 1-20-2011; 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 Klamath ss.

This instrument was acknowledged before me on January 20, 2011.

by Judith L. Sexton

This instrument was acknowledged before me on

by

as

of



Lisa Kessler
Notary Public for Oregon
My commission expires Mar. 13, 2011