

BE 17 12 11. NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

BE 1071396 - 10351 NO PART OF ANY

Dorothy Tepper
4608 Thompson
Klamath Falls, OR 97603

Grantee's Name and Address

James M. Tepper
3151 Long Lake Rd
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
same as below

Until requested otherwise, send all tax statements to (Name, Address, Zip):
James M. Tepper
3151 Long Lake Road
City 97601

2011-001207

Klamath County, Oregon



00096211201100012070010010

SPACE R 02/01/2011 03:13:48 PM
FROM
RECEIVED

Fee: \$37.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DOROTHY G. TEPPER

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

JAMES M. TEPPER

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:

The Northerly 70 feet of Lots 15, 16, 17 and 18, in Block 12 of ST. FRANCIS PARK, according to the offical plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this Instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 0 + other consideration. 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.⁽¹⁾ (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 January 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 11, 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 11, CHAPTER 855, OREGON LAWS 2009.

Dorothy G. Tepper

STATE OF OREGON, County of **Klamath**) ss.

This instrument was acknowledged before me on January 27 2011
by Dorothy G. Tepper

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Notary Public for Oregon

My commission expires Oct. 22, 2012



MY COMMISSION EXPIRES OCTOBER 22, 2012

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.