

BE

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



Returned to Counter

Guy F Hitson

10614 Riveredge Pl

Keno, Oregon 97627

Grantor's Name and Address

Dusty Miller

11272 SE 64th Ave

Milwaukie, OR 97222

Grantee's Name and Address

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

Dusty Miller

11272 SE 64th Ave

Milwaukie, OR 97222

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

Dusty Miller

11272 SE 64th Ave

Milwaukie, OR 97222

2011-002453

Klamath County, Oregon



00097640201100024530010018

SPACE RESI

FOR

02/23/2011 03:10:24 PM

Fee: \$37.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Guy F Hitson

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

Dusty Millerhereinafter 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:

Beginning at a point which lies on the east boundary line of the county road and south a distance of 280.0 feet along said boundary from an iron pipe marking the intersection of the East boundary of the county road with the North line of section 32 said pipe being East 26.2 feet from the Northwest corner of said section 32, thence east, parallel with the north line of Section 32, 380 feet; thence south, parallel to said county road, 100 feet; thence west, parallel with said north line of Section 32, a distance of 128 feet; thence North, parallel to said county road, a distance of 82 feet; thence west, parallel with said north line of Section 32, a distance of 80 feet; thence south, parallel to said county road, a distance of 42 feet; thence west, parallel with said north line of Section 32, a distance of 172 feet, to a point on the east boundary line of said county road; thence North along said east boundary line 60 feet to the point of

(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 beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 Feb 23 - 2001; 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 February 23, 2011by Guy F. Hitson

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires

Mar. 13, 2011