



THIS SPACE

2011-002807

Klamath County, Oregon



00098029201100028070020021

02/28/2011 03:32:35 PM

Fee: \$42.00

ELIZABETH MANN

Grantor's Name and Address

SHANNON T. MANN

P.O. BOX 7731

KLAMATH FALLS, OR 97602-0731

Grantee's Name and Address

After recording return to:

SHANNON T. MANN

P.O. BOX 7731

KLAMATH FALLS, OR 97602-0731

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

SHANNON T. MANN

P.O. BOX 7731

KLAMATH FALLS, OR 97602-0731

Escrow No. MT89519-LW

Title No. 0089519

BSD r.013111

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

ELIZABETH MANN,

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

SHANNON T. MANN,

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:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69°43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South along the Easterly right of way line of the Klamath Falls-Merrill Highway a distance of 98.9 feet to an iron pin; thence East a distance of 220 feet to an iron pin; thence North, parallel to the Section line, a distance of 45 feet to an iron pin; thence North 76°14' West a distance of 226.5 feet, more or less, to the point of beginning, in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

42Am

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

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 **\$0.00**.

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.

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 27th day of February, 2011; 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.


ELIZABETH MANN

STATE OF CALIFORNIA

SS.

COUNTY OF Modoc

On 2-27-, 2011 before me, Gretchen J. Elliott personally appeared ELIZABETH MANN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of State of CA that the foregoing paragraph is true & correct.
WITNESS my hand and official seal.

Signature Gretchen J. Elliott

