

NOTE 891758-MS



THE BALES LIVING TRUST

THIS SPACE

2011-004007

Klamath County, Oregon



00099478201100040070030037

03/25/2011 11:15:24 AM

Fee: \$47.00

Grantor's Name and Address

NETTA J. BALES

1003 East Main

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

NETTA J. BALES

1003 East Main

Klamath Falls, OR 97601

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

NETTA J. BALES

1003 East Main

Klamath Falls, OR 97601

Escrow No. MT89758-MS

Title No. 0089758

BSD r.031511

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**ROBERT EUGENE BALES AND NETTA JEAN BALES, TRUSTEES OF THE BALES LIVING TRUST,**

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

**NETTA J. BALES and ROBERT E. BALES, as tenants by the entirety,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

Grantor(s) Initials:

*NEB* *REB*

*47pnt*

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 21<sup>st</sup> day of MARCH, 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.

THE BALES LIVING TRUST

BY: Robert Eugene Bales  
ROBERT EUGENE BALES, TRUSTEE

BY: Netta Jean Bales  
NETTA JEAN BALES, TRUSTEE

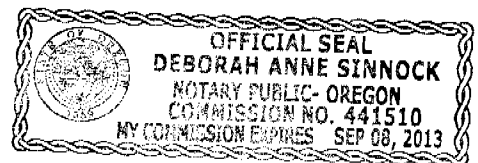
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3-21<sup>st</sup>, 2011 by ROBERT EUGENE BALES AND NETTA JEAN ~~BALES~~, TRUSTEES OF THE BALES LIVING TRUST.

BALES  
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Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All of Lot 8, Block 92, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, SAVING AND EXCEPTING a tract on the Westerly side thereof, described as follows:

Beginning at the Southerly corner common to Lots 7 and 8 of said Block and Addition; thence Easterly along the Southerly line of said Lot 8, 40 feet; thence Northerly in a straight line to a point on the Northerly line of said Lot 8, 75 feet Northeasterly from the most Westerly corner thereof; thence Southwesterly along the Northerly line of said Lot 8 to the most Westerly corner thereof; thence Southeasterly along the Westerly line of said Lot 8 to the point of beginning.