

1st Courtesy

2011-005450

Klamath County, Oregon



00101211201100054500010010

05/03/2011 02:51:43 PM

Fee: \$37.00

BARGAIN AND SALE DEED

KURT J. STRAUBE and KARLA M. STRAUBE, as tenants by the entirety, Grantor, conveys to GARY MCCARTNEY and ANGIE MCCARTNEY, as tenants by the entirety, Grantee 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 anywise appertaining, situated in the County of LANE, State of Oregon, described as follows, to-wit:

PARCEL 1 OF LAND PARTITION PLAT NO. LP29-09 OF KLAMATH COUNTY OREGON PLAT RECORDS.

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.

The true consideration for this conveyance is \$0 TO CORRECT VESTING.

Dated this 5 day of April, 2011.

Kurt J. Straube
KURT J. STRAUBE

Karla M. Straube
KARLA M. STRAUBE

STATE OF OREGON
COUNTY OF LANE

This instrument was acknowledged before me on April 5, 2011 by KURT J. STRAUBE AND KARLA M. STRAUBE who acknowledged the foregoing to be THEIR voluntary act and deed.

BEFORE ME:

Shannon M. Burgess
Notary Public for Oregon
My Commission expires:



KURT J. STRAUBE
95152 TURNBOW LANE
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

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

GARY MCCARTNEY
87313 CHINQUAPIN LOOP
VENETA, OR 97487
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

First American Title Ins. Co. 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.