

151 1717445

2011-007841
Klamath County, Oregon



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THIS SPACE I

06/30/2011 02:33:42 PM

Fee: \$42.00



After recording return to:
Justin W. Pahl

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

Justin W. Pahl
152 Day Canyon Rd.
Alamogordo, NM 88310

File No.: 7021-1717445 (SFK)
Date: June 01, 2011

STATUTORY BARGAIN AND SALE DEED

Andrea C. Mauer , Grantor, conveys to **Justin W. Pahl**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

UNIT 10798, (MCGUIRE AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The true consideration for this conveyance is **\$N/A**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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APN: R883636

Bargain and Sale Deed
- continued

File No.: 7021-1717445 (SFK)
Date: 06/01/2011

Dated this 7 day of June, 2011.

Andrea C. Mauer
Andrea C. Mauer

STATE OF ~~Oregon~~ New Mexico)
County of Klamath ~~oreg~~) ss.

This instrument was acknowledged before me on this 7th day of June, 2011
by **Andrea C. Mauer**.

Denise Manley

Notary Public for Oregon
My commission expires:

