

2011-007955

Klamath County, Oregon



00104253201100079550020026

07/06/2011 10:00:24 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Howard Haudenschild
Roger Allen Haudenschild
3246 Cannon Avenue
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

Janice Ramirez
828 NE Piute Ct
Redmond, OR 97756

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Grantee

BARGAIN AND SALE DEED - STATUTORY FORM

HOWARD HAUDENSHILD and ROGER ALLEN HAUDENSHILD, Grantors
convey to **JANICE RAMIREZ, Grantee** the real property situated in
Klamath County, Oregon, and legally described as follows, to-
wit:

Lots Three (3) and Four (4) in Block Thirteen
(13) of STEWART ADDITION, Klamath County, Oregon
according to the official plat thereof on file
in the Office of the County Clerk of Klamath
County, Oregon.

Prop. ID R535950 Map Tax Lot R-3909-007BD-03400-000

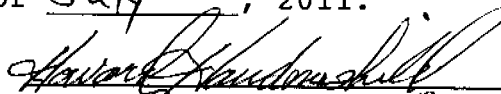
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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."

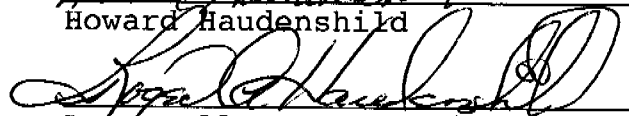
Bargain and Sale Deed

Page -1-

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

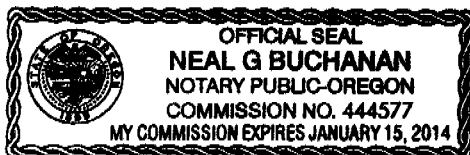
DATED this 5 day of July, 2011.

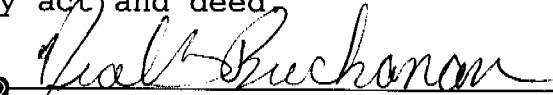

Howard Haudenschild


Roger Allen Haudenschild

STATE OF OREGON, County of Klamath) ss:

Personally Appeared HOWARD HAUDENSHILD before me on the 5th day of July, 2011, and acknowledged the foregoing instrument to be his voluntary act and deed.

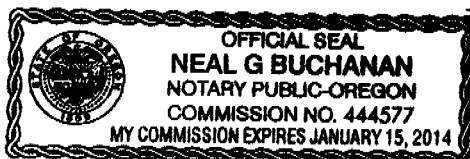



NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-15-14

STATE OF OREGON, County of Klamath) ss:

Personally Appeared ROGER ALLEN HAUDENSHILD before me on the 5th day of July, 2011, and acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-15-14