

2011-007956

Klamath County, Oregon



00104254201100079560020023

07/06/2011 10:06:03 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  
Wesley Haudenschild  
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 and WESLEY HAUDENSHILD, not as tenants in common, but rather will full rights of survivorship, Grantees the real property situated in Klamath County, Oregon, and legally described as follows, to-wit:**

All of Lots Fourteen (14) and Fifteen (15)  
in Block Three (3) in SECOND ADDITION to  
Klamath Falls, Oregon, according to the official  
plat thereof on file in the Office of the County Clerk  
of Klamath County, Oregon.

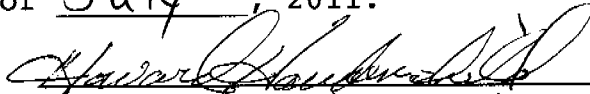
Prop. ID R185935 Map Tax Lot R-3809-029AB-00300-000

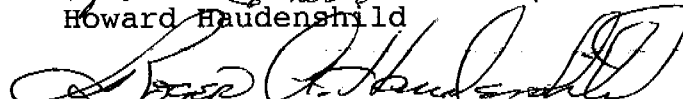
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

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.

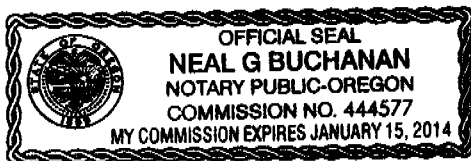
DATED this 5 day of July, 2011.

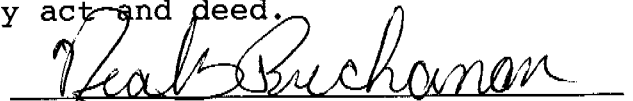
  
Howard Haudenschild

  
Roger Allen Haudenschild

STATE OF OREGON, County of Klamath) ss:

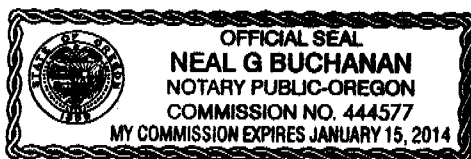
Personally Appeared HOWARD HAUDENSHILD before me on the 5 day of July, 2011, and acknowledged the foregoing instrument to be his voluntary act and deed.




  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-15-14

STATE OF OREGON, County of Klamath) ss:

5<sup>th</sup> Personally Appeared ROGER ALLEN HAUDENSHILD before me on the 5<sup>th</sup> 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