

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Matthew + Beverly Miles
1205 Pacific Terrace
Klamath Falls, OR 97601

Grantor's Name and Address

Lola Lee Mary Jasper
2043 Lavey St.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Beverly Miles
1205 Pacific Terrace
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Lola Lee Mary Jasper
2043 Lavey St.
Klamath Falls, OR 97601

2011-08833

Klamath County, Oregon



00105382201100088330020025

SPACE RES

FOR

RECORDER'S USE

08/01/2011 03:24:37 PM

Fee: \$42.00

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Matthew + Beverly Miles

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

Lola Lee Mary Jasper

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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached ~~Exhibit~~ ^{Bm} Exhibit "A"

AMERITITLE, 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on Aug. 1st 2011; if grantor is a corporation, 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.

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.

Beverly Miles

STATE OF OREGON, County of Klamath

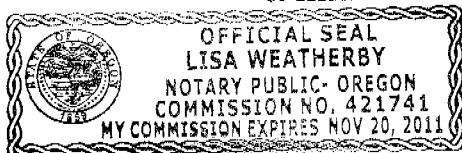
This instrument was acknowledged before me on 8/1/2011 ss. Matthew Miles and Beverly Miles

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/2011

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 7 and 8, Block 47, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Lot 7; thence Northeasterly, along the South boundary of said Lot 7, 160 feet to the true point of beginning; thence Northwesterly, parallel with Haskin Street, 100 feet to the North boundary of said Lot 8; thence Southwesterly, along the North boundary of said Lot 8, 55 feet to a point; thence Southeasterly, parallel with Haskin Street, 100 feet to a point on the South line of said Lot 7; thence Northeasterly along said South line 55 feet more or less to the point of beginning.

Tax Account No: 3809-028CD-00900-000

Key No: 373161

