

1st 1743813

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

FRED GOETZKE
111440 CHIPPEWA AVE
HOLCOMBE, WI 54745

EMERALD MEADOWS H.O.A.
P.O. BOX 1026
CRESCENT LAKE, OR 97733

After recording, return to (Name, Address, Zip):
FRED GOETZKE
122 CYPRESS RD
HALF MOON BAY, CA 94019

Until requested otherwise, send all tax statements to (Name, Address, Zip):
EMERALD MEADOWS HOA
P.O. BOX 1026
CRESCENT LAKE, OR
97733

2011-009457
Klamath County, Oregon



08/16/2011 03:02:42 PM

Fee: \$37.00

BARGAIN AND SALE DEED

KNOW ALL, BY THESE PRESENTS that

FRED GOETZKE
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
EMERALD MEADOWS HOA
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:

Parcel 1 of Land Partition 46-09, being a replat of lots 1+2, Block 1, Cres-Del Acres, First Addition, located in the NW 1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

(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 \$ 7,500. 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. (The sentence between the symbols ¶, if not applicable, should be deleted. See ORS 93.030.)

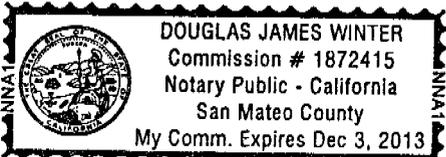
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 8/12/11; 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 INCLUDE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 535, 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 245.010, 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 93.030, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.200, 195.301 AND 195.305 TO 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 535, OREGON LAWS 2009.

FC [Signature]

STATE OF Oregon, County of San Mateo ss.
This instrument was acknowledged before me on 12 Aug 2011
by Fred Goetzke
This instrument was acknowledged before me on _____
by _____
as _____
of _____



[Signature]
Notary Public for Oregon, California
My commission expires 03 Dec 2013