

BE

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



2011-009614

Klamath County, Oregon



00106359201100096140010018

SPACE RESE  
FOR  
RECORDER'S USE

08/22/2011 02:56:16 PM

Fee: \$37.00

Grantor's Name and Address

Grantee's Name and Address

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

John F. McCormick  
P.O. Box 2095  
Palm Desert, Ca 92261

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

John F. McCormick  
P.O. Box 2095  
Palm Desert, Ca 92261

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that John F. McCormick

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John F. McCormick + Georgette M McCormick husband and wife, 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:

Lot 31 of Section 5 and that part of Lot 2 of Section 8, lying Easterly of Highway No. 62, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THERE FROM that portion deeded to the State Highway Commission in Volume 121, page 265 and 266, Deed records of Klamath County, Oregon; right of the public in any portion of the herein described premises lying within the limits of any road or highway; right of way easement, including the terms and provisions thereof, given by James H. Ballard, Sr. and Susan Ballard, husband and wife, to Pacific Power & Light Company, a corporation, dated June 3, 1968, recorded January 21, 1969, in Volume M-69, page 526, Microfilm records of Klamath County, Oregon (affects S1/2 Lot 2). ALSO, perpetual easement and right of way, including the terms and provisions thereof, given by James H. Ballard and Susan A. Ballard and Gienger Enterprises, Inc., to James H. Ballard, Jr. and Lockett C. Ballard dated October 15, 1968, recorded November 6, 1968, in Volume M-68, page 9918, Microfilm records of Klamath County, Oregon (affects Lot 2).

Portion of Government Lot 3, Section 8, Township 35 South, Range 7, East 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 \$ 1.00. 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 8/22/11; 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 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 22, 2011

by John F. McCormick

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires April 21, 2012