

BE

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



Paul J. Hutchinson  
701 CALIFORNIA AVE  
K. FALLS, OR 97601

Grantor's Name and Address

Sean M. Hart  
701 CALIFORNIA AVE  
K. FALLS, OR 97601

Grantee's Name and Address

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

P.O. 505  
K. FALLS, OR 97601

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

P.O. 505  
K. FALLS, OR 97601

Paul J. Hutchinson

2011-010103

Klamath County, Oregon



00106986201100101030010010

SPACE RES  
FOR  
RECORDED

09/06/2011 02:52:28 PM

Fee: \$37.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Paul James Hutchinson

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

Paul J. Hutchinson and Sean M. Hart

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:

The Westerly 120 feet of Lot 11, Block 102 Buena Vista Addition to the City Klamath Falls, 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 Northwest corner of 11 in Block 102 Buena Vista Addition County Oregon. Running thence Easterly along the lot line between lots 10 & 11 to said block, 120 feet running thence South parallel with the East line of said Lot 11 to South line of said Lot 11, running thence Easterly along the northernly line of said Lot 11 feet to the South corner of said Lot 11; thence

Granted by Paul J. Hutchinson to Paul J. Hutchinson and Sean M. Hart

(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 \$zero Dollars® 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 September 6, 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.

Paul J. Hutchinson  
Sean Hart

STATE OF OREGON, County of Klamath ss.

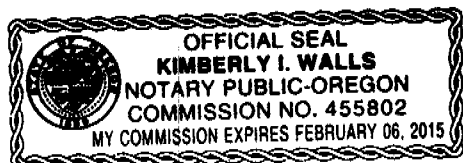
This instrument was acknowledged before me on September 6, 2011  
by Paul J. Hutchinson and Sean M. Hart

This instrument was acknowledged before me on

by

as

of



Kimberly I. Walls  
Notary Public for Oregon

My commission expires

February 06, 2015