

1st Courtesy

2011-010189

Klamath County, Oregon



00107095201100101890020022

09/08/2011 11:24:15 AM

Fee: \$42.00

THIS SPACE R

After recording return to:

Mark E Ward  
2423 NW Shields Drive  
Bend, O R97701

Until a change is requested all tax statements shall be  
sent to the following address:  
Same as above

### STATUTORY BARGAIN AND SALE DEED

Mark E Ward and Tiffany L Ward, Grantor, conveys to Mark E Ward and Tiffany L Ward, husband and wife as to an undivided one-half interest and Kitri Falxa as to a one-half undivided interest, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:  
Lot 17, Block 3, Tract No 1074, LEISURE WOODS, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **to change vesting only** (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 2 day of September, 2011.

First American Title Ins. Co. 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.

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Mark E. Ward

Mark E. Ward

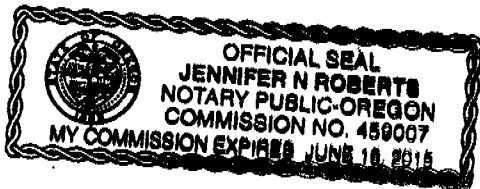
Tiffany L. Ward

Tiffany L. Ward

STATE OF Oregon

County of Deschutes )  
 )ss.  
 )

This instrument was acknowledged before me on this \_\_\_\_\_ day of September, 2011  
by Mark E. Ward and Tiffany L. Ward



Jennifer N. Roberts  
Notary Public for Oregon  
My commission expires: 6.16.15