

Returned @ County

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:

Janice Musgrove
3869 Denver Avenue
Klamath Falls OR 97603

2011-010294

Klamath County, Oregon



00107238201100102940020028

09/12/2011 03:38:41 PM

Fee: \$42.00

STATUTORY BARGAIN AND SALE DEED

Vera Loree Hess, Grantor, conveys to Janice L. Musgrove, Grantee, the real property located in Klamath County, Oregon more particularly described as follows:

All that portion of Lots 9 and 12, Block 6, ALTAMONT ACRES, lying South and West of Government Lateral, in the County of Klamath, State of Oregon.

EXCEPT THEREFROM that portion deeded to Jesse J. Wheatley and Marjorie B. Wheatley by Deed recorded in Book 345 at Page 330.

ALSO EXCEPT THEREFROM that portion described in Real Estate Contract by and between Helen G. Montgomery and Jack R. Evatt and Verna M. Evatt, recorded January 5, 1978 in Book M78 at Page 257.

ALSO EXCEPT THEREFROM that portion lying within the boundary of Bisbee Street per Order recorded June 15, 1966 in Book M66 at Page 6206.

Klamath County Assessor's Parcel No. R-3909-10AB-1800
Tax Account No. R540668

More commonly referred to as: 3331 Bisbee Street
Klamath Falls OR 97603

The consideration for this Deed is estate planning.

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

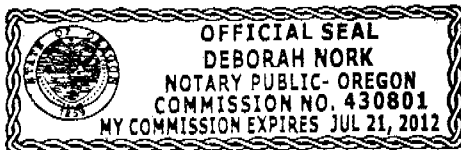
LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 19 day of August, 2010.

Vera L. Hess
Vera Loree Hess

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 19 day of August, 2010 by Vera Loree Hess.



Deborah Nork
Notary Public for Oregon
My Commission Expires: 7/21/2012