

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



2011-011140

Klamath County, Oregon



00108264201100111400010010

Grantor's Name and Address

Grantee's Name and Address

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

Christine Sigafus
1384 Leonard Blvd
Gardnerville, NV 89460

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

Clifton Alvin Benedict
15939 Bear Valley Dr.
Keno, OR 97627SPACE RES.
FOR
RECORDER'S USE

10/06/2011 01:03:51 PM

Fee: \$37.00

No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Clifton Alvin Benedict

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clifton Alvin Benedict & Christine April Sigafus with Survivorship 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 _____ County, State of Oregon, described as follows, to-wit:

Lot 3 in Block 4 of First Addition to Keno Whispering Pines, in the county of Klamath, State of Oregon.

Subject to:

1. Covenants, easement and restrictions, imposed by instrument, including the terms and provisions thereof, Recorded August 29, 1968 in Book M-68 at page 7828
2. Set back provisions as delineated on the recorded plat, 100 feet from South lot line.
3. Restriction as shown on the recorded plat of First Addition to Keno Whispering Pines.

(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 \$ 0. 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 October 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.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on October 6, 2011by Clifton Alvin Benedict

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
SARAH F. KNESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 452709
COMMISSION EXPIRES OCTOBER 16, 2014

Notary Public for Oregon

My commission expires 10/16/2014