

2012-000186

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

Parties to Document:
Peggy Stivers
12025 Hwy 66
Klamath Falls OR 97601



00112289201200001860020025

01/10/2012 09:05:14 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:

Jacqueline J. Smith
12043 Hwy 66
Klamath Falls OR 97601

No Change

STATUTORY BARGAIN AND SALE DEED

Jacqueline J. Smith and Karon S. Bowker, Grantors, convey to Peggy M. Stivers, Grantee, an undivided one-half interest as a tenant in common in the real property more particularly described as follows:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying southerly of the centerline of Fourmile Creek and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, less the Southerly 330 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 10, Township 36 South, Range 6 E., W.M., Klamath County, Oregon.

Klamath County Assessor's No. R-3606-01000-00200-000;

Party to Document:

R-3606-00300-00400-000; and

Karon S. Bowker
Post Office Box 892
Sisters OR 97759

R-3606-00300-00500-000

There is no consideration for this Deed stated in dollars as it is a gift.

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

STATUTORY BARGAIN AND SALE DEED 1

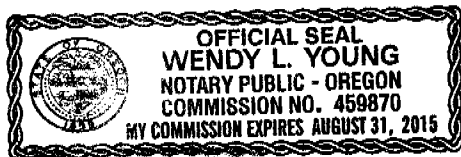
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6 day of January 2012.

Jacqueline J. Smith
Jacqueline J. Smith

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 6, 2012 by Jacqueline J. Smith.

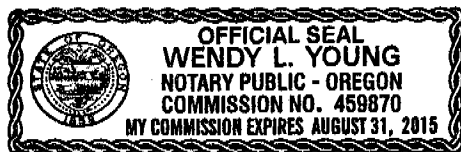


Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

Karon S. Bowker
Karon S. Bowker

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 6, 2012 by Karon S. Bowker.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015