

1st 1817292-SK

2012-001082
Klamath County, Oregon



00113321201200010820020023

01/31/2012 03:54:38 PM

Fee: \$42.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Steven and Kelsey Bitzer
5248 Amber View Lane
Klamath Falls, OR 97603

Grantor Address:
Steven and Kelsey Bitzer
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1817292 (SFK)
Date: 01/23/2012

THIS SPA

STATUTORY BARGAIN AND SALE DEED

Steve Bitzer and Kelsey Bitzer, husband and wife as joint tenants, Grantor, conveys to **Steven Bitzer and Kelsey Bitzer, husband and wife as joint tenants**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 37 TRACT 1473 PHEASANT RUN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$vesting correction**. (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.

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APN: R893343

Bargain and Sale Deed
- continued

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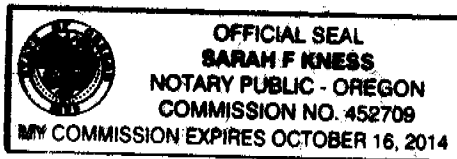
Dated this 23 day of January, 2012

[Signature]
Steve Bitzer

[Signature]
Kelsey Bitzer

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of January, 2012
by **Steve and Kelsey Bitzer**.



[Signature]
Notary Public for Oregon

My commission expires: 10/16/2014