

1st 1822916-

2012-001229

Klamath County, Oregon



00113484201200012290020023

02/02/2012 02:11:00 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:
Isaac L. Sheppard and Wendy L. Sheppard
2705 Heritage Court
Klamath Falls, OR 97603

Grantor Address:
Isaac L. Sheppard
118 NE C Street
Grants Pass, OR 97526

File No.: 7151-1822916 (KAF)
Date: 01/30/2012

THIS SPACE

STATUTORY BARGAIN AND SALE DEED

Isaac L. Sheppard, Grantor, conveys to **Isaac L. Sheppard and Wendy L. Sheppard, husband and wife, as tenants by the entirety**, Grantee, the following described real property:

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

Lot 25 of Tract 1383, SIERRA HEIGHTS, 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 **\$0.00**. (Here comply with requirements of ORS 93.030)

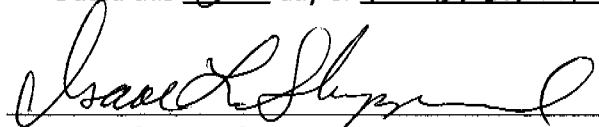
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

APN: R890350

Bargain and Sale Deed
- continued

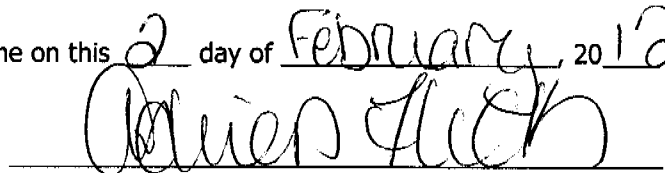
File No.: 7151-1822916 (KAF)
Date: 01/30/2012

Dated this 2 day of February, 2012.


Isaac L. Sheppard

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of February, 2012
by **Isaac L. Sheppard**.



Notary Public for Oregon
My commission expires:

12-3-14

