

THIS SPACE RE

2012-001932Klamath County, Oregon

00114335201200019320020021

02/22/2012 03:21:23 PM

Fee: \$42.00

Sandra J. Zagarski
144905 Corral Court
La Pine, OR 97739
Grantor's Name and Address
John W. Staats
144905 Corral Court
La Pine, OR 97739
Grantee's Name and Address
After recording return to:
John W. Staats
144905 Corral Court
La Pine, OR 97739
Until a change is requested all tax statements
shall be sent to the following address:
John W. Staats
144905 Corral Court
La Pine, OR 97739
Escrow No. BT137051YW
Title No. 137051
BSD r.042611

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Sandra J. Zagarski,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

John W. Staats,

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 anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 12 in Block 2, Tract No. 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: 137827 2310-035A0-02900-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

42PnJ

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.

In Witness Whereof, the grantor has executed this instrument this day of day of

Sandra J. Zagarski

State of Oregon State of Oregon

On this day of Tebruay, 2012, personally appeared before me the above named Sandra J. Zagarski and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS My hand and official seal.

Notary Public for Oregon My Commission expires:

OFFICIAL SEAL
LAUREL A INDA BENSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 451194
MY COMMISSION EXPIRES OCTOBER 07, 2014