

AFTER RECORDING RETURN TO:

Walter L. Cauble
Cauble & Cauble, LLP
111 SE Sixth Street
Grants Pass, OR 97528

2012-003080

Klamath County, Oregon



00115734201200030800010014

03/26/2012 09:56:26 AM

Fee: \$37.00

Grantor Name & Address:

Sterling Becklin and Amber Becklin
3560 Rogue River Hwy
Grants Pass, OR 97527

Grantee Name & Address:

Amber Becklin
3560 Rogue River Hwy
Grants Pass, OR 97527

Until a change is requested,
all tax statements shall be sent to the following address:

3560 Rogue River Hwy
Grants Pass, OR 97527

BARGAIN AND SALE DEED - STATUTORY FORM

The true consideration for this conveyance is NONE.

Sterling Becklin and Amber Becklin, Grantors, convey to Amber Becklin, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

Parcel 2 of Land partition 45-03 situated in the S1/2 Section 31, Township 39 South Range 13 East of the Willamette Meridian and in Section 6, Township 40 South Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the North Canal right of way as described in Deed Volume 63 on Page 614 and 615, and Deed Volume 69 Page 289 and 290, and the Wilkerson Canal right of way as described in Volume 69 Page 290 and Deed Volume 69 Page 607, as recorded at the Klamath County Clerks office.

ALSO EXCEPTING that portion lying within the County Road right of ways for East Langell Valley Road and Gerber Road.

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.

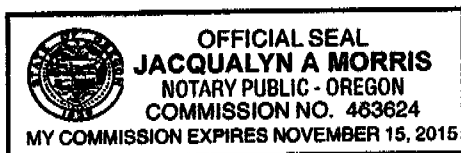
DATED this 20th day of March, 2012.

STERLING BECKLIN

AMBER BECKLIN

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on March 20, 2012, by Sterling Becklin and Amber Becklin.



Notary Public for Oregon