

19 1852961

2012-003795

Klamath County, Oregon



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04/11/2012 02:53:48 PM

Fee: \$47.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Danny A. O'Duane  
742 W. 14th  
Medford, OR 97501

Grantor Address:

Danny & Phedora O'Duane  
1225 Crater Lake Ave, Ste 101  
Medford, OR 97504

File No.: 7161-1852961 (lb)

Date: 04/09/2012

THIS SPACE F

### STATUTORY BARGAIN AND SALE DEED

**Danny A. O'Duane** , Grantor, conveys to **Danny A. O'Duane and Phedora O'Duane, as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9<sup>th</sup> day of April, 2012.  
Danny A. O'Duane

APN: R537770

Bargain and Sale Deed  
- continued

File No.: 7161-1852961 (lb)  
Date: 04/09/2012

Danny A. O'Duane

STATE OF Oregon )  
County of Jackson )ss.  
)

This instrument was acknowledged before me on this 9 day of April, 2012  
by **Danny A. O'Duane**.

[Signature]

Notary Public for Oregon  
My commission expires: 1/20/14



APN: R537770

Bargain and Sale Deed  
- continued

File No.: 7161-1852961 (lb)  
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### **EXHIBIT A**

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

**Lot 12, Block 9 of Stewart, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, Also, that portion of Lot 13, Block 9 Stewart, a platted portion of Klamath County, Oregon, described as follows:**

**Beginning at the Northeast corner of said Block 9; thence Westerly 55 feet along the North boundary line of said Block 9, to a point; thence Southerly 21.5 feet, more or less, to the southerly boundary line of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 56.8 feet, more or less, to the Easterly boundary line of said Block 9; thence North along the said Easterly boundary line of Block 9, 4.5 feet to the place of beginning.**