

Returned to Grantor

Grantor's Name and Address
Kathryn E. Sawyer
13 Westminster Court
Chico, CA 95928

2012-004668
Klamath County, Oregon



00117600201200046680020029

05/03/2012 11:47:57 AM

Fee: \$42.00

Grantee's Name and Address
Don M. Sawyer
3806 Mazama Drive
Klamath Falls, OR 97603

After Recording Return to:
Stefanie L. Burke, Esq.
HORNECKER COWLING
717 Murphy Rd.
Medford, OR 97504

Until requested otherwise, send all tax statements to:
Don M. Sawyer
3806 Mazama Drive
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

I, Kathryn E. Sawyer, hereby grant, bargain and convey to Don M. Sawyer, all right, title and interest in and to the property situate in Klamath County, State of Oregon, below described:

Lot 4, Block 3, Mazama Gardens in the County of Klamath, State of Oregon

The consideration paid for this transfer, stated in terms of dollars, is \$62,500.00; however, the true and actual consideration for this transfer includes settlement of property rights in a proceeding for dissolution of marriage. 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.

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.

Kathryn E. Sawyer
Kathryn E. Sawyer

DATED this 2nd day of April, 2012

STATE OF Oregon, County of _____)ss:

ACKNOWLEDGED BEFORE ME this _____ day of _____, 2012, by Kathryn E. Sawyer.

see attached
CA Ack.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

ACKNOWLEDGMENT

State of California
County of Butte

On 4-2-2012 before me, Michael N. Ober, Notary Public
(insert name and title of the officer)

personally appeared Kathryn E. Sawyer,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael N. Ober



(Seal)

UNOFFICIAL COPY